



**IN THE MATTER OF THE *REAL ESTATE SERVICES ACT*
SBC 2004, c. 42**

-AND-

**JASON GEE SING PAO and JASON GEE SING PAO
doing business as M G PROPERTY MANAGEMENT CO.**

**CONSENT ORDER UNDER SECTIONS 41 AND 49 OF
THE REAL ESTATE SERVICES ACT
SBC 2004, c. 42**

WHEREAS it appears to staff of the Superintendent of Real Estate ("Staff") that Jason Gee Sing Pao ("Pao") and Jason Gee Sing Pao doing business as a sole proprietorship M G Property Management Co. ("M G") are conducting real estate services under the *Real Estate Services Act* ("Act") in the form of rental property management services without being licensed or otherwise exempt from licensing under the Act;

AND WHEREAS Pao has registered in educational courses required for licensing to provide rental property management services and intends to become licensed with the Real Estate Council of British Columbia to provide such real estate services;

AND WHEREAS Pao and M G have been provided with an opportunity to be heard;

AND WHEREAS Pao and M G and Staff consent to the making of this order;

AND WHEREAS it appears to the Superintendent that it is in the public interest to enter into this order;

THEREFORE the Superintendent makes the following orders:

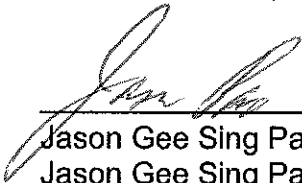
1. On November 30, 2014, Pao and M G will cease conducting real estate services as defined in the Act unless and until Pao is appropriately licensed by the Real Estate Council of British Columbia under the Act.
2. If Pao is not licensed by the date and time provided in paragraph 1 above, Pao and M G will comply with the following requirements:
 - a. Pao and M G will confirm in writing to each person who was receiving real estate services from them that they have ceased providing those services;
 - b. Pao and M G will, within 5 days of the day provided in paragraph 1, pay out any funds held or under control for a third party in relation to the provision of real estate services to the person entitled to them or place the funds in trust in British Columbia with a licensed real estate brokerage, notary public, or lawyer; and
 - c. immediately upon request provide to Staff any documents or copies of documents that may reasonably be required to confirm compliance with the terms of this consent order.
3. Pao and M G waive their right of appeal pursuant to section 54 of the Act.

APPROVED AS TO FORM AND CONTENT:



Sandra A. Wilkinson
Legal Counsel to the
Staff of the Superintendent of Real Estate

CONSENTED TO BY:



Jason Gee Sing Pao and
Jason Gee Sing Pao dba M G Property Management Co.

Issued this 30 day of September
at Vancouver, British Columbia



for

Carolyn Rogers
Superintendent of Real Estate
Province of British Columbia