

**IN THE MATTER OF THE REAL ESTATE SERVICES ACT**

**- AND -**

**IN THE MATTER OF DEDICATED PROPERTY MANAGEMENT LTD.**

**ORDER UNDER SECTIONS 51 AND 49**

Upon reviewing the Affidavit and supporting documents submitted by staff, I am of the opinion that:

1. Dedicated Property Management Ltd. is providing and has provided strata management services as of January 1, 2006.
2. Dedicated Property Management Ltd. is a licensed property management agency with a business address of 5097 47A Avenue, Delta, British Columbia.
3. Dedicated Property Management Ltd. is not licensed to provide strata management services as defined by the Real Estate Services Act.
4. On January 1, 2006, individuals and entities wishing to provide strata management services were required to be licensed under the Real Estate Services Act.
5. Dedicated Property Management Ltd. has submitted an application for licensing to provide strata management services and this application has been denied by the Real Estate Council of British Columbia due to "deficiencies with respect to the application".
6. Dedicated Property Management Ltd. claims that due to accounting errors it has utilized the pooled trust funds from its strata management clients to the benefit of one former client in the amount of \$162,461.50.
7. Dedicated Property Management Ltd. has issued a demand for the return of these funds, however, to date they have not been returned.

I AM OF THE OPINION that the length of time required for the hearing would be prejudicial to the public interest.

I CONSIDER IT in the public interest to make an order under Sections 51(2)(a) and 49(2)(a) of the Real Estate Services Act, ordering Dedicated Property Management Ltd. to cease and desist from conducting strata management services effective immediately.

I CONSIDER IT in the public interest to make an order under Sections 51(2)(a) and 49(2)(b) of the Real Estate Services Act, ordering Dedicated Property Management Ltd. to return to the Strata Corporations all books, records and funds which are the property of the Strata Corporations for which they are providing strata management services, and in addition to provide such books and records as are required by these Strata Corporations for their continued operation.

TAKE NOTICE that Dedicated Property Management Ltd. may, under Section 54(1)(e) of the Real Estate Services Act, appeal this Order to the Financial Services Tribunal, or require a hearing before the Superintendent under Sections 51(3) and 45(6).

Dated at the  
City of Surrey,  
Province of British Columbia  
this 26<sup>th</sup> day of March, 2006.



W. Alan Clark  
Superintendent of Real Estate  
Province of British Columbia

TO: Debbie Jo Acheson, President  
Dedicated Property Management Services Ltd.

Kim W. Lem, Managing Broker  
Dedicated Property Management Services Ltd.

Real Estate Council of British Columbia  
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