



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

- AND -

**TINA COOPER
aka FATIMA MARIA COOPER
aka FATIMA (TINA) MARIA COOPER**

- AND -

625873 B.C LTD. dba VANAPS

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

Tina Cooper aka Fatima Maria Cooper aka Fatima (Tina) Maria Cooper ("Ms. Cooper") and 625873 B.C. Ltd. dba VanAPS (the "Company"), and the Staff of the Superintendent of Real Estate ("Staff") consent to, and the Superintendent of Real Estate (the "Superintendent") makes the following orders:

A. ORDERS

Pursuant to s. 49 of the *Real Estate Services Act*, S.B.C. 2004, c. 42 (the "Act"), the Superintendent orders THAT:

1. Pursuant to s. 49(2)(d) of the *Act*, Ms. Cooper and the Company, jointly and severally, pay an administrative penalty in the amount of \$15,000;
2. Pursuant to s. 49(2)(c) of the *Act*, Ms. Cooper and the Company, jointly and severally, pay the costs of the investigation in the amount of \$5,000;

Superintendent of Real Estate

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3. Pursuant to s. 49(2)(a) of the *Act*:

- a. Ms. Cooper cease offering or providing unlicensed rental property management services as that term is defined in the *Act* until such time as she is licensed to provide rental property management services in accordance with the *Act*; and
- b. The Company cease offering or providing unlicensed rental property management services as that term is defined in the *Act* until such time as it is licensed to provide rental property management services in accordance with the *Act*.

4. Pursuant to s. 49(2)(b) of the *Act*:

- a. Ms. Cooper place any rent payments, security deposits or other trust moneys in her possession which she holds in respect of the provision of unlicensed rental property management services, in trust in British Columbia with a practicing lawyer, notary public or licensed real estate brokerage, until she is licensed to provide rental property management services in accordance with the *Act*; and
- b. The Company place any rent payments, security deposits or other trust moneys in its possession which it holds in respect of the provision of unlicensed rental property management services, in trust in British Columbia with a practicing lawyer, notary public or licensed real estate brokerage, until it is licensed to provide rental property management services in accordance with the *Act*.

B. FACTS AND ADMISSIONS

5. Ms. Cooper has never been licensed to provide rental property management services in British Columbia.
6. The Company has never been licensed to provide rental property management services in British Columbia.
7. On September 21, 2009, Ms. Cooper entered into a consent order with the Real Estate Council of British Columbia ("RECBC") which found that she had provided rental property management services without being licensed.
8. On March 5, 2012, Ms. Cooper entered into a consent order with the RECBC which found that she, on her own or in the name of the Company, had provided rental property management services without being licensed.
9. During the period from 2011 to the spring of 2013, Ms. Cooper on her own behalf and through her Company provided rental property management services in British Columbia without being licensed in contravention of s. 3(1) of the *Act*, and more specifically:
 - a. she provided rental property management services to owners in multiple buildings in [REDACTED], including, the collection of rents or security deposits, managing landlord and tenant matters, advising owners on market rental rates, making representations about rental property, finding tenants to lease rental property, and presenting rental offers to owners;

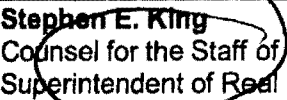
- b. she solicited rental property management business through the Company's website and engagement with prospective tenants;
- c. she held herself out as a person who provided rental property management services to owners and prospective tenants; and
- d. she received remuneration for the aforementioned rental property management services from landlord owners of the rental units.

C. WAIVER

10. Ms. Cooper waives her right to appeal this order pursuant to s. 54 of the Act.

11. The Company waives its right to appeal this order pursuant to s. 54 of the Act.

APPROVED AS TO FORM AND CONTENT:




Stephen E. King
 Counsel for the Staff of the
 Superintendent of Real Estate

CONSENTED TO BY:



Tina Cooper aka Fatima Maria Cooper
 aka Fatima (Tina) Maria Cooper



Authorized signatory for 625873 B.C. Ltd. dba VanAPS

Dated at the City of Vancouver, in the Province of British Columbia, this 6 day of Sept, 2013



Carolyn Rogers
 Superintendent of Real Estate
 Province of British Columbia