



BC FINANCIAL  
SERVICES AUTHORITY

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IN THE MATTER OF THE *MORTGAGE BROKERS ACT*,  
RSBC 1996, c. 313 as amended

- AND -

IN THE MATTER OF MYLENE VILLANUEVA LIM

**NOTICE OF HEARING**

(Pursuant to sections 8 and 8(1) of the *Mortgage Brokers Act*)

NOTICES OF HEARING issued by the Registrar of Mortgage Brokers include allegations that will be considered at a hearing. The allegations contained in a Notice of Hearing are unproven until the Registrar of Mortgage Brokers, or their appointee, has determined their validity.

To: Mylene Villanueva Lim

[REDACTED]  
[REDACTED]  
[REDACTED]

**TAKE NOTICE** that the Registrar of Mortgage Brokers ("Registrar") will hold a hearing pursuant to section 8 of the *Mortgage Brokers Act* ("MBA") at the offices of the Registrar, BC Financial Services Authority, located at 2800 - 555 West Hastings Street in Vancouver, British Columbia, to provide you with an opportunity to be heard prior to the Registrar making any order under the MBA should it be determined that your conduct contravened the MBA, or regulations made under the MBA ("Regulations"). The hearing will commence at a date to be determined by the parties, and if no agreement is reached within one month of the date of this Notice, the hearing date will be determined by the Registrar.

**AND TAKE NOTICE** that the allegations against Mylene Villanueva Lim ("Ms. Lim") are as follows:

1. In her capacity as a submortgage broker, Ms. Lim conducted mortgage business in British Columbia in a manner prejudicial to the public interest, contrary to section 8(1)(i) of the MBA, in that she submitted three mortgage applications to three different lenders, as set out in **Schedule "A"**, on behalf of a borrower between April 24, 2017 and May 2, 2017, and Ms. Lim:
  - a. knew, or ought to have known, that some or all of the income information, bank statements, pay records, and letters of employment (the "Altered Income Documents") submitted or relied on in support of the respective mortgage applications were not genuine and did not represent the true income of the borrower; and
  - b. did not take sufficient steps to verify the accuracy of the Altered Income Documents by failing to confirm the accuracy of the Altered Income Documents with the borrower.

**AND TAKE FURTHER NOTICE** that in the event the Registrar determines that your conduct, as set out above, contravened the MBA or the Regulations, the Registrar may make any of the orders set out in section 8 of the MBA including, but not limited to, the remedies permitted pursuant to sections 8 and 8(1.4) of the MBA. In addition, the Registrar may make an order against you for payment of the investigation and costs of the hearing, pursuant to section 6(9) of the MBA and may make any further orders under the MBA as deemed appropriate by the Registrar.

**AND TAKE FURTHER NOTICE** that in the event of your non-attendance at the hearing, the Registrar may proceed with the hearing in your absence. The Registrar may hear evidence and make findings regarding your conduct and may make orders described above, all without further notice to you.

**AND TAKE FURTHER NOTICE** that you are entitled, at your own expense, to be represented by legal counsel at the hearing and you and your counsel will have the full right to cross-examine all witnesses called and to call evidence in your defence and reply in answer to the allegations.

Dated at Vancouver, British Columbia, this 17 day of March, 2021.

Registrar of Mortgage Brokers



Per: Chris Carter  
Deputy Registrar of Mortgage Brokers  
Province of British Columbia

**SCHEDULE "A"**

Borrower	Filogix Number	Lender
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]