

BC FINANCIAL SERVICES AUTHORITY

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

AND

IN THE MATTER OF

**CHRISTOPHER JAMES SIMPSON
(174896)**

NOTICE OF DISCIPLINE HEARING

[This Notice has been redacted before publication.]

To: Christopher James Simpson
[Redacted]

TAKE NOTICE that the Superintendent of Real Estate (the "Superintendent") of BC Financial Services Authority ("BCFSA") will hold a discipline hearing under Part 4 of the *Real Estate Services Act* ("RESA") on **September 16-17, 2026 commencing at 9:30 am** in the virtual Hearing Room at BCFSA's offices located at **600 – 750 West Pender Street, Vancouver, British Columbia** to determine whether your conduct contravened RESA, the *Real Estate Services Regulation* (the "Regulation"), or the *Real Estate Services Rules* (the "Rules").

AND TAKE NOTICE that the allegations against you are as follows:

1. You committed professional misconduct within the meaning of sections 35(1) of RESA when, while assisting licensee RS conduct an open house of a property located at [Property 1], Vancouver BC on June 11, 2023, you:
 - a. assisted with the open house while under the influence of psychoactive substances including cocaine; and
 - b. physically assaulted and injured two individuals; contrary to section 34 [*act with reasonable care and skill*] of RESA; and
2. You committed conduct unbecoming a licensee within the meaning of sections 35(2)(a) [*contrary to the best interests of the public*], (b) [*undermines public confidence*], and/or (c) [*brings the real estate industry into disrepute*] of RESA when you engaged in the conduct set out paras 1(a) and/or (b) above.

AND FURTHER TAKE NOTICE that if the Superintendent finds you committed professional misconduct and/or conduct unbecoming, the Superintendent must make an order against you and may also order you to pay enforcement expenses incurred by BCFSA, under sections 43 and 44 of the RESA.

AND FURTHER TAKE NOTICE that if you do not attend the discipline hearing, the Superintendent may proceed with the discipline hearing in your absence and may make findings and orders under sections 43 and 44 of the RESA without further notice to you.

AND FURTHER TAKE NOTICE that you are entitled, at your own expense, to be represented by legal counsel and to participate in the discipline hearing.

Dated this 25 day of November 2025 at the City of Victoria, British Columbia.

Superintendent of Real Estate

“Original signed by Jonathan Vandall”

Jonathan Vandall
Delegate of the Superintendent of Real Estate
Province of British Columbia