

BC FINANCIAL SERVICES AUTHORITY

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

AND

IN THE MATTER OF

**ANTHONY SCOTT BROWTON
(166636)**

AND

**TONY BROWTON PERSONAL REAL ESTATE CORPORATION
(166636PC)**

AND

**LINSEY GAIL HULLS
(174451)**

NOTICE OF DISCIPLINE HEARING

[This Notice has been redacted before publication.]

To: Anthony Scott Browton
Tony Browton Personal Real Estate Corporation
c/o City Realty Ltd. (dba RE/MAX City Realty (Gibsons))
101 – 938 Sunshine Coast Highway
Gibsons, BC | V0N 1V7

To: Linsey Gail Hulls
c/o Last Stop Realty Ltd.
(dba The Agency Vancouver)
1519 Bellevue Avenue
West Vancouver, BC | V7V 1A6

TAKE NOTICE that the Superintendent of Real Estate (the “Superintendent”) of the BC Financial Services Authority (“BCFSA”) will hold a discipline hearing under Part 4 of the *Real Estate Services Act* (“RESA”) on **June 15 to 18, 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 the 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. Anthony Scott Browton committed professional misconduct within the meaning of section 35(1) of the RESA in that he:

- a. From approximately January to March 2020, misrepresented himself to his client TH as being part of a real estate team with Linsey Gail Hulls, contrary to ss. 33 [*duty to act honestly*] and 34 [*duty to act with reasonable care and skill*] (formerly ss. 3-4 and 3-5) of the Rules;
 - b. Failed to provide his client TH with disclosure of remuneration with regards to the purchase of a property with the address [Property 1], Sechelt, BC (the “**HR Property**”) in 2020, contrary to s. 56 [*disclosure of remuneration*] (formerly s. 5-11) of the Rules;
 - c. Failed to provide his client AH with disclosure of remuneration with regards to the purchase of a property with the address [Property 2], Halfmoon Bay, BC (the “**SCH Property**”), contrary to s. 56 [*disclosure of remuneration*] (formerly s. 5-11) of the Rules;
 - d. Disclosed confidential information about AH’s 2019 offer on the SCH Property to TH, contrary to s. 30(e) [*duties to clients*] (formerly s. 3-3(e)) of the Rules, without an acceptable agreement to modify that duty as required by s. 31 [*modification of duties*] (formerly s. 3-3.1(2)) of the Rules; and
 - e. Acted as TH’s designated agent in the purchase of the SCH Property when he had previously provided and/or was also providing agency services to AH, the eventual buyer of the SCH Property, contrary to ss. 30(a), (f), (i) and (j) [*duties to clients*] (formerly ss. 3-3(a), (f), (i), and (j)), s. 33 [*duty to act honestly*] (formerly s. 3-4), and s. 65 [*addressing conflict of interest when acting for multiple clients*] (formerly s. 5-18) of the Rules.
2. Linsey Gail Hulls committed professional misconduct within the meaning of section 35(1) of the RESA in that she:
- a. From approximately January to March 2020, misrepresented herself to TH as being part of a real estate team with Mr. Browton, contrary to ss. 33 [*duty to act honestly*] and 34 [*duty to act with reasonable care and skill*] (formerly ss. 3-4 and 3-5) of the Rules; and
 - b. Disclosed confidential information to Mr. Browton about TH’s potential purchase of the SCH Property, contrary to s. 30(e) [*duties to clients*] (formerly s. 3-3(e)) of the Rules.

AND FURTHER TAKE NOTICE that if the Superintendent finds you committed professional misconduct, 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 16th day of September 16, 2025 at the City of Victoria, British Columbia.

Superintendent of the BC Financial Services Authority

“Original signed by Jonathan Vandall”

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