

CITATION: Simpson (Re), 2025 BCSRE 205

Date: 2025-12-22

File # 23-4716

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)

**CONSENT ORDER**

**[This Order has been redacted before publication.]**

RESPONDENT: Christopher James Simpson, currently unlicensed, while licensed as a trading representative with Dexter Properties Inc. dba Dexter Realty (Vancouver Homer Street)

DATE OF CONSENT ORDER: December 22, 2025

COUNSEL: Catherine Davies, Legal Counsel for BC Financial Services Authority

PROCEEDINGS:

On December 22, 2025, the Superintendent of Real Estate (the "Superintendent"), or the Superintendent's authorized delegate, of BC Financial Services Authority ("BCFSA") accepted the Consent Order Proposal (the "Proposal") submitted by Christopher James Simpson ("C. Simpson").

**WHEREAS** the Proposal, a copy of which is attached hereto, has been executed by C. Simpson.

**NOW THEREFORE**, having made the findings proposed in the attached Proposal, and found that C. Simpson committed professional misconduct within the meaning of section 35(1)(a) and 34 of the *Real Estate Services Act* ("RESA") and committed conduct unbecoming a licensee within the meaning of section 35(2) of the RESA, pursuant to section 43 of the RESA the Superintendent orders that:

1. C. Simpson's licence be cancelled.

2. C. Simpson pay enforcement expenses to BCFSa in the amount of \$2,500 within two (2) months from the date of this Order.

If C. Simpson fails to comply with any term of this Order, the Superintendent may suspend or cancel their licence without further notice to them, pursuant to sections 43(3) and 43(4) of the RESA.

Dated this 22 day of December, 2025 at the City of Vancouver, British Columbia.

Superintendent of Real Estate

"Original signed by Antia Handregan"

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Anita Handregan  
Delegate of the Superintendent of Real Estate  
Province of British Columbia

Attch.

File # 23-4716

**BC FINANCIAL SERVICES AUTHORITY****IN THE MATTER OF THE *REAL ESTATE SERVICES ACT*****SBC 2004, c 42 as amended****IN THE MATTER OF****CHRISTOPHER JAMES SIMPSON****(174896)****CONSENT ORDER PROPOSAL BY CHRISTOPHER JAMES SIMPSON****BACKGROUND AND FACTS**

This Consent Order Proposal (the "Proposal") is made by Christopher James Simpson ("Mr. Simpson") to the Superintendent of Real Estate (the "Superintendent") of BC Financial Services Authority ("BCFSA") pursuant to section 41 of the *Real Estate Services Act* ("RESA").

For the purposes of the Proposal, Mr. Simpson and the Superintendent have agreed upon the following facts:

1. Mr. Simpson (174896) became licensed as a representative in the trading services category on August 2, 2016.
2. Mr. Simpson was at all relevant times licensed with Dexter Properties Inc. dba Dexter Realty (X028080) (the "Brokerage").
3. On June 11, 2023, RS, also a licensee with the Brokerage, hosted an open house for her client at a property located at [Property 1], Vancouver BC. The Brokerage arranged for another licensee from the Brokerage to attend and help with the open house.
4. Mr. Simpson volunteered to assist RS with the open house. They had not met prior to the open house.
5. During the open house, while RS and Mr. Simpson were showing the property to potential buyer BL, Mr. Simpson collapsed, appeared to have a seizure and lose consciousness, then regained consciousness and became violent, assaulting both RS and BL (the "Incident").
6. Both RS and BL suffered injuries as a result of the Incident.
7. The Vancouver Police Department (the "VPD") attended the scene shortly after the Incident. A report provided to BCFSA on May 8, 2024 (the "VPD Report") included the following information:
  - Mr. Simpson was found lying on the ground in a state of anxiety when the VPD arrived. Mr. Simpson was not violent and was cooperative, expressing he wanted to go to the hospital. He told the VPD he had consumed 12 or more [alcoholic] beverages as well as [drugs];

- In the “Synopsis” portion of the report, it stated, in part, “[n]o charges recommended at this time as police believe SIMPSON was not in voluntary control of himself due to the [drug] and [redacted] did not wish to pursue charges”.
8. On August 12, 2024, Mr. Simpson provided BCFSA with a 23-page medical report relating to his admission to [redacted] Hospital following the Incident (the “Hospital Report”), which included the following information:
- On June 11, 2023, Mr. Simpson was admitted at 16:09 and later seen by a doctor who reported that Mr. Simpson experienced a likely drug-induced psychosis from [drug] use.
  - The doctor noted that Mr. Simpson acknowledged to have consumed [drugs] for the past three days, 5 grams of liquid [drugs] on that same day, and approximately 10 drinks of alcohol that morning.
  - Mr. Simpson underwent a physical exam, as well as blood and urine work.
  - A [drug] screen had a positive result.
  - Mr. Simpson was referred for psychiatric consultation due to the reported assault.
  - At 20:00, Mr. Simpson attended a team psychiatric consultation, where Mr. Simpson explained he had abstained from all substances for 2 months and had recently relapsed for personal reasons [redacted]. He said he had not slept for more than an hour here and there in the last several days, he had been using substances throughout the previous night, and that morning he continued to drink alcohol and added [drugs] into his bottle of Gatorade as he walked to the subject open house. He explained that normally he wouldn't use substances with work but lately he had been blurring the lines with responsibility.
9. Mr. Simpson provided a written statement to BCFSA and attended two virtual interviews. He told BCFSA the following:
- He did not recall the events of June 11, 2023 beyond walking into the building of the subject property until waking up in his parents' home three days later.
  - He did not recall the events in the hospital or making the statements attributed to him in the Hospital Report.
  - He did not recall consuming alcohol or [drugs] on June 11, 2023. He acknowledged that he was using recreational drugs during June 2023 but does not believe he would have consumed those substances while working.
  - He was on anti-anxiety medication during the relevant time and was experiencing [personal issues].
  - He had been experiencing a physical and mental health issues during the relevant time, which continued to affect him; and
  - He had no intention of returning to the real estate industry.
10. Mr. Simpson's license was surrendered on June 13, 2023 following the Incident, and the Brokerage terminated him for cause.
11. Mr. Simpson's licence expired on August 1, 2024.
12. A Notice of Discipline Hearing was issued on November 25, 2025 and served on Mr. Simpson.

13. Mr. Simpson has no prior disciplinary history with BCFSA.

### **PROPOSED FINDINGS OF MISCONDUCT**

For the sole purposes of the Proposal and based on the Facts outlined herein, Mr. Simpson proposes the following findings of misconduct be made by the Superintendent:

1. Mr. Simpson committed professional misconduct within the meaning of section 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, he:
  - a. assisted with the open house while under the influence of psychoactive substances including [drug]; and
  - b. physically assaulted and injured two individuals;

contrary to section 34 [*act with reasonable care and skill*] of RESA.

2. Mr. Simpson 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 he engaged in the conduct set out paragraph 1(a) and/or (b) above.

### **PROPOSED ORDERS**

Based on the facts herein and the Proposed Findings of Misconduct, Mr. Simpson proposes that the Notice of Discipline Hearing in this matter be resolved through the following Orders being made by the Superintendent, pursuant to section 43 of RESA:

1. Mr. Simpson's licence be cancelled.
2. Mr. Simpson pay enforcement expenses to BCFSA in the amount of \$2,500 within two (2) months from the date of this Order.

### **ACKNOWLEDGEMENTS AND WAIVER OF APPEAL RIGHT**

1. Mr. Simpson acknowledges and understands that the Superintendent may accept or reject the Proposal. If the Proposal is rejected by the Superintendent, the matter may be referred to a disciplinary hearing.
2. Mr. Simpson acknowledges that he has been urged and given the opportunity to seek and obtain independent legal advice with respect to the disciplinary process, the allegations contained in the Notice of Discipline Hearing, and the execution and submission of the Proposal to the Superintendent; and, that he has obtained independent legal advice or has chosen not to do so, and that he is making the Proposal with full knowledge of the contents and the consequences if the Proposal is accepted.
3. Mr. Simpson acknowledges and is aware that BCFSA will publish the Proposal and the Consent Order or summaries thereof on BCFSA's website, on CanLII, a website for legal research and in such other places and by such other means as BCFSA in its sole discretion deems appropriate.

4. Mr. Simpson hereby waives his right to appeal pursuant to section 54 of the RESA.
5. If the Proposal is accepted and/or relied upon by the Superintendent, Mr. Simpson will not make any public statement(s) inconsistent with the Proposal and its contents. Nothing in this section is intended to restrict Mr. Simpson from making full answer and defence to any civil or criminal proceeding(s).
6. Mr. Simpson acknowledges and is aware that the Superintendent is not bound to accept any application for relicensing or renewal of their licence. A licensee must always satisfy the Superintendent that they meet the requirements for a licence in section 10 of the RESA, and any Rules, regulations or other instruments made pursuant to the RESA.
7. The Proposal and its contents are made by Mr. Simpson for the sole purpose of resolving the Notice of Discipline Hearing in this matter and do not constitute an admission of civil liability. Pursuant to section 41(5) of the RESA, the Proposal and its contents may not be used without the consent of Mr. Simpson in any civil proceeding with respect to the matter.

"Original signed by Christopher Simpson"

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**Christopher James Simpson**

**Dated 19th day of December, 2025**