

BC FINANCIAL SERVICES AUTHORITY

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

AND

IN THE MATTER OF

**RICHARD KURT OTTO WITTSTOCK
(137193)**

AND

**DOMUS REALTY LTD.
(X032684)**

NOTICE OF DISCIPLINE HEARING

[This Notice has been redacted before publication.]

To: Richard Kurt Otto Wittstock
Managing Broker
Domus Realty Ltd.
918 - 1030 West Georgia Street,
Vancouver British Columbia,
V6E 2Y3

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918 - 1030 West Georgia Street,
Vancouver, British Columbia
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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 Hearing Room at BCFSA's offices located at **600 – 750 West Pender Street, Vancouver, British Columbia** or in such other (including virtual) Hearing Room of which BCFSA informs you 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. Domus Realty Ltd. (the "Brokerage") committed professional misconduct within the meaning of section 35(1)(a) of RESA by breaching section 75 of the Rules when it failed to file its required review engagement financial statement, accountant's report, and brokerage activity report for the year ended January 31, 2025 by the due date of May 31, 2025; and

2. Richard Kurt Otto Wittstock committed professional misconduct within the meaning of section 35(1)(a) of RESA by breaching section 6(2)(b) of RESA and section 28(1)(a) and (b) of the Rules when, while acting as the managing broker of the Brokerage, he failed to ensure the Brokerage complied with section 75 of the Rules as alleged at paragraph 1 above.

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 BCFSAs, 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 12 day of February 2026 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