

CITATION: Li (Re), 2026 BCSRE 71

Date: 2026-02-23

File # 24-5318

BC FINANCIAL SERVICES AUTHORITY

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

AND

IN THE MATTER OF

**ANG (LEON) LI
(184700)**

CONSENT ORDER

[This Order has been redacted before publication.]

RESPONDENT: Ang (Leon) Li, Trading Representative, Interlink (2008) Realty Corporation
dba Interlink Realty

DATE OF CONSENT ORDER: February 23, 2026

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

PROCEEDINGS:

On February 23, 2026, 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 Ang Li ("Mr. Li").

WHEREAS the Proposal, a copy of which is attached hereto, has been executed by Mr. Li.

NOW THEREFORE, having made the findings proposed in the attached Proposal, and found that Mr. Li committed professional misconduct within the meaning of section 35(1)(a), 35(1)(e), 35(1)(g), and 37(4) 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. Mr. Li's licence be cancelled.
2. Mr. Li pay enforcement expenses to BCFSA in the amount of \$4,150 within two (2) months from the date of this Order.

If Mr. Li 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 23 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

Attch.

File # 24-5318

BC FINANCIAL SERVICES AUTHORITY**IN THE MATTER OF THE REAL ESTATE SERVICES ACT
SBC 2004, c 42 as amended****IN THE MATTER OF****ANG (LEON) LI
(184700)****CONSENT ORDER PROPOSAL BY ANG (LEON) LI****BACKGROUND AND FACTS**

This Consent Order Proposal (the "Proposal") is made by Ang Li ("Mr. Li") 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, Ang Li, and the Superintendent have agreed upon the following facts:

1. Mr. Li has been licensed as a trading services representative since October 10, 2019.
2. Mr. Li was at all material times licensed with 1135233 BC Ltd. dba LeHomes Realty Premier (X034323).
3. Mr. Li is currently licensed with [Brokerage 1].
4. BCFSA real estate licensees are required to complete mandatory continuing education courses within the two-year licensing period prior to license renewal.
5. On May 10, 2023, BCFSA hosted a virtual mandatory continuing education course via Microsoft Teams, entitled "Ethics – Building Trust" (Course code: ETHICSBT2023-112P) (the "Course").
6. Mr. Li was registered to attend the Course as part of his license renewal requirement.
7. During the Course, a participant represented themselves to be Mr. Li (the "Participant").
8. BCFSA Education staff ("Staff") was concerned that the Participant was not Mr. Li. Staff obtained an online photo of Mr. Li that matched his licensing information, and upon examination of the photo, Staff remained suspicious that the Participant was not in fact Mr. Li.
9. Staff asked the Participant for confirmation that they were Mr. Li. The Participant did not provide such confirmation. Staff asked the Participant to call BCFSA on a telephone number provided. The Participant stated that their phone was broken. Staff then called the phone number provided by Mr. Li as part of his licensing contact information. The call went straight to voicemail.
10. The Participant left the Course partway through the session.
11. On May 29, 2023, Staff contacted Mr. Li by telephone. Mr. Li told Staff that it was he who attended the Course, but he may have looked different than his photos due to allergies, lack of sleep, and

- sickness. He said his phone issues were the reason he could not accept the call from Staff during the course. Staff then asked Mr. Li to continue this phone call via video, but Mr. Li declined.
12. Staff concluded that Mr. Li had arranged for someone to impersonate him during the Course. This led to a finding of academic misconduct.
 13. On August 9, 2023, Staff notified Mr. Li that he was suspended from the Course on the basis of committing academic misconduct contrary to BCFSA's Academic and non-Academic Discipline policy.
 14. Mr. Li was unenrolled from all courses without refund or credit for fees paid. He did not receive any credit for any completion or partial completion of any course.
 15. Mr. Li's academic suspension ended on August 15, 2023.
 16. In September 2023, Mr. Li completed the two mandatory continuing education courses required for licence renewal and submitted his renewal application on September 25, 2023. The application was processed and approved on September 27, 2023, and his renewal was issued and effective October 10, 2023.
 17. Within BCFSA, Mr. Li's conduct was referred to the Compliance and Enforcement Department.
 18. On November 12, 2024, BCFSA issued an investigation letter to Mr. Li. BCFSA asked Mr. Li about his attendance at the Course and about the identification of the Participant.
 19. On November 13, 2024, Mr. Li provided the following information to BCFSA in response:
 - a. He enrolled in the course and logged in to attend the Course.
 - b. It was he who attended the course, not anyone else.
 - c. During the Course, the power in his house went out at around the time Staff wanted to have a call with him, and as a result his phone also had no power.
 - d. His power went out because his house was under partial renovation and the electrical switches were not working properly.
 - e. He was sick at around the time of the Course.
 - f. After being suspended from the Course, he de-enrolled from all courses and waited for the results of the academic investigation. While awaiting the outcome, he felt compelled to cancel a flight to attend his grandfather's funeral and suffered guilt for not attending, which suffering and regret may last the rest of his life.
 - g. He was shocked to learn he was being investigated once again and said he should not have been disciplined.
 20. On November 14, 2024, BCFSA asked Mr. Li for further information to substantiate his response. Specifically, BCFSA asked for:
 - a. information and/or documents respecting Mr. Li dealing with an electrician to address the electrical issues;
 - b. a copy of his May 2023 phone statement;
 - c. documentation regarding his cancelled flight; and

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- d. his grandfather's death certificate.
21. On November 15, 2024, Mr. Li replied to BCFSA stating that the information requested was irrelevant to the issue of his attendance at the Course.
 22. BCFSA replied stating that Mr. Li was required to respond pursuant to section 37 of RESA.
 23. On November 19, 2024, Mr. Li responded to BCFSA as follows:
 - a. he provided BCFSA with the name and phone number of his electrician, stating that he only communicated with him by phone;
 - b. he could not find his May 2023 phone statement;
 - c. he did not have a record of his canceled flight; and
 - d. he provided a copy of his grandfather's death certificate.
 24. Over the course of the next few weeks, BCFSA continued to request information from Mr. Li regarding his phone statement for May 2023 and his phone service provider. Mr. Li replied that he did not remember who the service provider was and that he had no records of his statement from May 2023.
 25. On December 11, 2024, BCFSA issued a non-compliance warning letter to Mr. Li requiring him to provide the May 2023 phone statement.
 26. On December 12, 2024, Mr. Li responded to BCFSA confessing that he did not attend the Course and that he had his [family member] attend as the Participant on his behalf. He stated that he had to work that day and his [family member] attended while looking after [his] infant child. He said he lied to BCFSA at the first instance due to financial difficulties and the inability to pay any penalty he might have been charged with.
 27. On January 6, 2025, Mr. Li attended an in-person interview at BCFSA.
 28. Mr. Li told BCFSA:
 - a. his registration for the Course was his third registration after changing the course date twice;
 - b. he was working as a site manager on a construction site on the day of the Course and asked his [family member] to attend on his behalf;
 - c. his [family member] does not understand English well and ended her attendance at the Course when she was unsure of how to respond when BCFSA Staff asked her to call back;
 - d. he was unaware of what was happening during the Course;
 - e. his initial responses to BCFSA's investigation letter were "excuses";
 - f. he asked his electrician friend to cooperate with him in lying to BCFSA if called but his friend decided not to cooperate;
 - g. he lied about having someone help with his flight arrangements for his grandfather's funeral; and

- h. his former employer in construction paid and managed his cell phone at the relevant time and he did not have access to the phone records.
29. Mr. Li has no prior discipline with BCFSA.
 30. A Notice of Discipline Hearing was issued on August 27, 2025 and served on Mr. Li.

PROPOSED FINDINGS OF MISCONDUCT

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

1. Mr. Li committed conduct unbecoming within the meaning of section 35(2) of RESA when he arranged for his [family member] to attend, in his place and impersonating him, a virtual course "Ethics – Building Trust" on May 10, 2023 (the "Course"), which was a mandatory course for which successful completion was required in conjunction with his upcoming licence renewal;
2. Mr. Li committed professional misconduct within the meaning of section 35(1)(a) of RESA, and contrary to section 35(1)(e) [fails or refuses to cooperate with an investigation], section 35(1)(g) [makes or allows to be made any false or misleading statement], and/or section 37(4) [a person must not withhold, destroy, conceal or refuse to provide any information or thing reasonably required for the purposes of an investigation] of RESA when:
 - a. he told BCFSA that he attended the Course when he in fact had not attended the Course and instead had arranged for his [family member] to attend on his behalf;
 - b. he told BCFSA he was not able to interact with BCFSA by telephone at their request during the Course due to technical issues with his phone when in fact he was not in attendance at the Course; and
 - c. he told BCFSA his unusual physical appearance during the Course was due to health and other reasons when in fact he was not attendance at the Course and his [family member] was in attendance on his behalf.

PROPOSED ORDERS

Based on the facts herein and the Proposed Findings of Misconduct, Mr. Li 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 the RESA:

1. Mr. Li's licence be cancelled.
2. Mr. Li pay enforcement expenses to BCFSA in the amount of \$4,150.00 within two (2) months from the date of this Order.

ACKNOWLEDGEMENTS AND WAIVER OF APPEAL RIGHT

1. Mr. Li 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. Li 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. Li 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. Li 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. Li will not make any public statement(s) inconsistent with the Proposal and its contents. Nothing in this section is intended to restrict Mr. Li from making full answer and defence to any civil or criminal proceeding(s).
6. The Proposal and its contents are made by Mr. Li 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. Li in any civil proceeding with respect to the matter.

"Original signed by Ang Li"

ANG LI

Dated 18 day of February, 2026