

Citation: Ling (Re), 2026 BCSRE 158

Date: 2026-05-19

File # INC25-6096

BC FINANCIAL SERVICES AUTHORITY

**IN THE MATTER OF THE *REAL ESTATE SERVICES ACT*
SBC 2004, c 24 as amended**

AND

IN THE MATTER OF

**DENNIS SHUN ON LING
(080830)**

AND

**MAPLE SUPREME REALTY INC.
(REX605449)**

CONSENT ORDER

[This Order has been redacted before publication.]

RESPONDENTS: Dennis Shun On Ling, Managing Broker, Maple Supreme Inc.
Maple Supreme Realty Inc.

DATE OF CONSENT ORDER: May 19, 2026

COUNSEL: Meredith MacGregor, Legal Counsel for BC Financial Services Authority

PROCEEDINGS:

On May 19, 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 Dennis Shun On Ling on their behalf and on behalf of Maple Supreme Realty Inc.

WHEREAS the Proposal, a copy of which is attached hereto, has been executed by Dennis Shun On Ling ("**D. Ling**") and Maple Supreme Realty Inc. (the "**Brokerage**").

NOW THEREFORE, having made the findings proposed in the attached Proposal, and found that the Brokerage and D. Ling committed professional misconduct within the meaning of sections 6(2)(b) and 35(1)(a) of the *Real Estate Services Act* ("**RESA**") and sections 6(2)(b), 28(1)(a) and (b) and 75 of the *Real Estate Services Rules* (the "**Rules**"), pursuant to section 43 of the RESA the Superintendent orders that:

1. The Brokerage pay a discipline penalty to BCFSA in the amount of \$20,000 within three (3) months from the date of this Order; and
2. The Brokerage pay enforcement expenses to BCFSA in the amount of \$3,000 within two (2) months from the date of this Order.

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

Dated this 19th day of May, 2026 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

Attch.

BC FINANCIAL SERVICES AUTHORITY

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

IN THE MATTER OF

**DENNIS SHUN ON LING
(080830)**

AND

**MAPLE SUPREME REALTY INC.
(REX605449)**

**CONSENT ORDER PROPOSAL BY DENNIS SHUN ON LING
AND MAPLE SUPREME REALTY INC.**

BACKGROUND AND FACTS

This Consent Order Proposal (the "Proposal") is made by Dennis Shun On Ling ("D. Ling") and Maple Supreme Realty Inc. (the "Brokerage") 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, D. Ling, the Brokerage and the Superintendent have agreed upon the following facts:

1. D. Ling (080830) has been licensed as a trading services and rental property management services representative from May 13, 1989 to September 2, 1992, an Associate Broker from September 2, 1992 to February 1, 2012 and a Managing Broker from February 1, 2012 to April 16, 2016 and June 29, 2016 to present.
2. D. Ling was at all relevant times licensed as a managing broker with the Brokerage.
3. The Brokerage has been licensed to provide trading and rental services since February 15, 2024.
4. The Brokerage's fiscal year end for 2024 was December 31, 2024.
5. Under section 75 of the *Real Estate Services Rules* (the "Rules"), the Brokerage must file its required review engagement financial statement, accountant's report and brokerage activity report within 120 days after the end of each fiscal year, or by April 30, 2025 (the "2024 Section 75 Filing").
6. BCFSA utilizes Integrated Regulation Information System ("IRIS"), an online portal for regulated entities to provide regulatory information and submissions to BCFSA. BCFSA may also send automated and unique emails to regulated entities via IRIS.

7. On December 31, 2024, BCFSA sent an email reminder to the Brokerage through the IRIS portal to remind them to file its 2024 Section 75 Filing by April 30, 2025.
8. On May 9, 2025, BCFSA's Audit Department sent D. Ling a letter advising that the 2024 Section 75 Filing was past due, and that disciplinary steps, including administrative penalties and a disciplinary hearing could occur if the filing was not made. A deadline of May 31, 2025 was given to provide a complete 2024 Section 75 Filing.
9. On May 28, 2025, D. Ling advised BCFSA's Audit Department by telephone that h[e] aimed to file the 2024 Section 75 Filing the following week, as he was overwhelmed operating a new brokerage. BCFSA's Audit Department advised D. Ling that a non-compliance warning letter would be issued shortly.
10. On June 12, 2025, D. Ling was issued a non-compliance warning letter, with the warning period ending June 25, 2025.
11. A Notice of Discipline Hearing was issued on September 24, 2025, and served on D. Ling and the Brokerage. A hearing was set for December 10, 2025. This hearing was adjourned and a hearing was reset for March 6, 2025.
12. The Brokerage provided the 2024 Section 75 Filing on March 5, 2025
13. The Brokerage has no discipline history.
14. D. Ling received an Administrative Penalty in 2011 for a fine of \$250 in relation to personal office usage. Otherwise, D. Ling has no discipline history.

PROPOSED FINDINGS OF MISCONDUCT

For the sole purposes of the Proposal and based on the Facts outlined herein, D. Ling and the Brokerage propose the following findings of misconduct be made by the Superintendent:

1. The Brokerage committed professional misconduct within the meaning of section 35(1)(a) of the RESA by breaching the Rules, s 75 when it failed to file its required review engagement financial statement, accountant's report and brokerage activity report for the year ended December 31, 2024, by April 30, 2025; and
2. Dennis Shun On Ling, while the managing broker of the Brokerage, committed professional misconduct within the meaning of section 35(1)(a) of the RESA by breaching the RESA, s 6(2)(b) and Rules, s 28(1)(a) and (b) when they failed to ensure the Brokerage complied with the Rules in contravening the Rules, s 75 as alleged at paragraph 1.

PROPOSED ORDERS

Based on the facts herein and the Proposed Findings of Misconduct, D. Ling and the Brokerage propose 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. The Brokerage pay a discipline penalty to BCFSA in the amount of \$20,000 within three (3) months from the date of this Order; and,

2. The Brokerage pay enforcement expenses to BCFSA in the amount \$3,000 within two (2) months from the date of this Order.

If either D. Ling or the Brokerage fails to comply with any of the terms of the Order set out above, the Superintendent may suspend or cancel their licence without further notice to them.

ACKNOWLEDGEMENTS AND WAIVER OF APPEAL RIGHT

1. D. Ling and the Brokerage acknowledge and understand 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. D. Ling and the Brokerage acknowledge that they have 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 they have obtained independent legal advice or has chosen not to do so, and that they are making the Proposal with full knowledge of the contents and the consequences if the Proposal is accepted.
3. D. Ling and the Brokerage acknowledge and are 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. D. Ling and the Brokerage hereby waive their right to appeal pursuant to section 54 of the RESA.
5. If the Proposal is accepted and/or relied upon by the Superintendent, D. Ling and the Brokerage will not make any public statement(s) inconsistent with the Proposal and its contents. Nothing in this section is intended to restrict D. Ling and the Brokerage from making full answer and defence to any civil or criminal proceeding(s).
6. The Proposal and its contents are made by D. Ling and the Brokerage 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 D. Ling and the Brokerage in any civil proceeding with respect to the matter.

"Original signed by Dennis Ling"

Dennis Shun On Ling

Dated 29th day of April, 2026

"Original signed by Dennis Ling"

**Dennis Shun On Ling, Authorized Signatory For
Maple Supreme Realty Inc.**

Dated 29th day of April, 2026