CITATION: Wittstock (Re), 2026 BCSRE 206
Date: 2026-07-24
File # 26-6135

BC FINANCIAL SERVICES AUTHORITY

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

IN THE MATTER OF

RICHARD KURT OTTO WITTSTOCK
(137193)

AND

DOMUS REALTY LTD.
(X032684)

CONSENT ORDER

[This Order has been redacted before publication.]

RESPONDENTS:	Richard Kurt Otto Wittstock, Managing Broker
	Domus Realty Ltd
DATE OF CONSENT ORDER:	July 24, 2026
COUNSEL:	Catherine Davies, Legal Counsel for BC Financial Services Authority

PROCEEDINGS:

On July 24, 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 Richard Kurt Otto Wittstock on their own behalf and on behalf Domus Realty Ltd.

WHEREAS the Proposal, a copy of which is attached hereto, has been executed by Richard Kurt Otto Wittstock and Domus Realty Ltd.

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

1. Richard Kurt Otto Wittstock and Domus Realty Ltd jointly and severally pay a discipline penalty to BCFSA in the amount of $20,000 within three (3) months from the date of this Order;

2. Richard Kurt Otto Wittstock and Domus Realty Ltd jointly and severally pay enforcement expenses to BCFSA in the amount $3,000 within two (2) months from the date of this Order.

If Richard Kurt Otto Wittstock and/or Domus Realty Ltd fails to comply with any term of this Order, the Superintendent may suspend or cancel their licences without further notice to them, pursuant to sections 43(3) and 43(4) of the RESA.

Dated this 24 day of July, 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 # 25-6135

BC FINANCIAL SERVICES AUTHORITY

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

IN THE MATTER OF

RICHARD KURT OTTO WITTSTOCK
(137193)

AND

DOMUS REALTY LTD.
(X032684)

CONSENT ORDER PROPOSAL BY RICHARD KURT OTTO WITTSTOCK AND DOMUS REALTY LTD

BACKGROUND AND FACTS

This Consent Order Proposal (the "Proposal") is made by Richard Kurt Otto Wittstock ("Mr. Wittstock ") and Domus Realty Ltd. (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, Mr. Wittstock, the Brokerage and the Superintendent have agreed upon the following facts:.

1. Domus Realty Ltd. (the "Brokerage") has been licensed as a brokerage in both trading services and rental categories since June 2, 2016.
2. Richard Kurt Otto Wittstock ("Mr. Wittstock ") has been licensed as a managing broker in trading and rental services since February 25, 2003.
3. Mr. Wittstock was at all relevant times licensed as a managing broker with the Brokerage.
4. Pursuant to section 75 of the *Real Estate Services Rules* (the "Rules"), a brokerage must file its financial statements, an accountant's report, and a brokerage activity report (collectively, the "Accountant's Report Filing") within 120 days after the end of the fiscal year.
5. For the Brokerage's fiscal year ending January 31, 2025, the Brokerage was required to submit its Accountant's Report Filing to the Superintendent by May 31, 2025.
6. On January 31, 2025, Mr. Wittstock was sent a reminder email via BCFSA's IRIS portal regarding the requirement to submit the Brokerage's Accountant's Report Filing.
7. On May 26, 2025, Mr. Wittstock was sent a second reminder email via BCFSA's IRIS portal to submit the Brokerage's Accountant's Report Filing.

8. On June 1, 5, and 10, 2025, Mr. Wittstock was sent overdue notifications via BCFSA's IRIS portal regarding the Brokerage's overdue Accountant's Report Filing.

9. On June 10, 2025, BCFSA issued Mr. Wittstock a Non-Compliance Warning Letter ("NCWL") advising the Accountant's Report Filing was overdue and enforcement action would be taken if not submitted by July 8, 2025.

10. On June 25, 2025, Mr. Wittstock emailed BCFSA inquiring how to submit the Brokerage's Trust Account Declaration.

11. BCFSA provided Mr. Wittstock with instructions for uploading the necessary filings, but the Accountant's Report Filing was not submitted.

12. A Notice of Discipline Hearing was issued on February 12, 2026, and served on Mr. Wittstock and the Brokerage.

13. On May 29, 2026, the Brokerage submitted the Accountant's Report Filing to the Superintendent.

14. Mr. Wittstock and/or the Brokerage has previous disciplinary matters with BCFSA as follows:

    a. Mr. Wittstock signed a consent order dated November 16, 2007 where he admitted he committed professional misconduct within the meaning of section 35(1)(a) of RESA in that as a licensed managing broker he failed to ensure that a licensee only provided real estate services through his related brokerage and failed to ensure that the licensee only received remuneration for real estate services through his related brokerage; he failed to reply to BCFSA or its predeceased regulator promptly; he failed to ensure the brokerage displayed on or near the door a business sign that shows the brokerage's name; and, he failed to ensure all brokerage advertising included the licensed name of the brokerage. He agreed to complete remedial education and to pay enforcement expenses of $750 and a discipline penalty of $2,500.

    b. Mr. Wittstock signed a consent order dated October 6, 2009 where he admitted he committed professional misconduct within the meaning of section 35(1)(a) of RESA by not fulfilling his responsibilities as managing broker in failing to ensure that the brokerage filed its accountant's report before the required date. He agreed to pay enforcement expenses of $1,000 jointly and severally with the brokerage.

    c. Mr. Wittstock signed a consent order dated November 17, 2011 where he admitted he committed professional misconduct within the meaning of section 35(1)(a) of RESA in that he stated he had completed relicensing course requirements for his license renewal application when he had not, and he failed to complete the course requirements prior to the expiration of his license. He agreed to pay a discipline penalty of $1,000 and enforcement expenses of $1,000.

    d. Mr. Wittstock and the Brokerage each received a Notice of Administrative Penalty in amount of $1,000 in July 2024 for failure to file an accountant's report for the year ended January 1, 2023 by May 31, 2023.

PROPOSED FINDINGS OF MISCONDUCT

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

1. Domus Realty Ltd. (the "Brokerage") committed professional misconduct within the meaning of section 35(1)(a) of the RESA by breaching the 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 May 31, 2025; and

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

PROPOSED ORDERS

Based on the facts herein and the Proposed Findings of Misconduct, Richard Kurt Otto Wittstock 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. Richard Kurt Otto Wittstock and Domus Realty Ltd. be jointly and severally liable to pay a discipline penalty to BCFSA in the amount of $20,000 within three (3) months from the date of this Order;
2. Richard Kurt Otto Wittstock and Domus Realty Ltd. be jointly and severally liable to pay enforcement expenses to BCFSA in the amount of $3,000 within two (2) months of the date of this Order;
3. If either Richard Kurt Otto Wittstock or Domus Realty Ltd. fails to comply with any of the terms of the Order set out above, the Superintendent may suspend or cancel their respective licences without further notice to them.

ACKNOWLEDGEMENTS AND WAIVER OF APPEAL RIGHT

1. Mr. Wittstock 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. Mr. Wittstock 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. Mr. Wittstock 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. Mr. Wittstock 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, Mr. Wittstock 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 Mr. Wittstock 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 Mr. Wittstock 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 Mr. Wittstock and the Brokerage in any civil proceeding with respect to the matter.

"Original signed by Richard Wittstock"
____
Richard Kurt Otto Wittstock

Dated _23_ day of ___July_______, 2026

"Original signed by Richard Wittstock"
____
Richard Kurt Otto Wittstock, Authorized Signatory for Domus Realty Ltd.

Dated _23_ day of _July_________, 2026