

CITATION: Hulls (Re), 2026 BCSRE 210

Date: 2026-06-12

File # 19-761

BC FINANCIAL SERVICES AUTHORITY

IN THE MATTER OF THE *REAL ESTATE SERVICES ACT*

SBC 2004, c. 42 as amended

AND

IN THE MATTER OF

ANTHONY SCOTT BROWTON

(166636)

AND

TONY BROWTON PERSONAL REAL ESTATE CORPORATION

(166636PC)

AND

LINSEY GAIL HULLS

(174451)

CONSENT ORDER

[This Order has been redacted before publication.]

RESPONDENT: Linsey Hulls, Trading Services Representative, Last Stop Realty Ltd.
(doing business as The Agency Vancouver)

DATE OF CONSENT ORDER: June 12, 2026

COUNSEL: Laura Forseille, Legal Counsel for BC Financial Services Authority

PROCEEDINGS:

On June 12, 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 Linsey Gail Hulls ("**L. Hulls**").

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

NOW THEREFORE, having made the findings proposed in the attached Proposal, and found that L. Hulls committed professional misconduct within the meaning of section 35(1)(a) of the *Real Estate Services Act* ("**RESA**") and sections 30(e), 33 and 34 of the *Real Estate Services Rules* (the "**Rules**"), pursuant to section 43 of the RESA the Superintendent orders that:

1. L. Hulls pay a discipline penalty in the amount of \$40,000 within three (3) months from the date of this Order; and
2. L. Hulls will pay enforcement expenses to BCFSA in the amount of \$2,000 within three (3) months from the date of this Order.

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

Dated this 12th day of June, 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.

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CONSENT ORDER PROPOSAL BY LINSEY GAIL HULLS

BACKGROUND AND FACTS

This Consent Order Proposal (the "**Proposal**") is made by Linsey Gail Hulls ("**L. Hulls**") 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, L. Hulls and the Superintendent have agreed upon the following facts:

1. L. Hulls was first licensed as a trading services representative on July 12, 2016. She was at all material times licensed as a trading services representative at RE/MAX City Realty (X034330) ("**RE/MAX Gibsons**").
2. A Notice of Discipline Hearing in this matter was issued on September 16, 2025 and served on L. Hulls.
3. L. Hulls has no prior disciplinary history with the Superintendent.

[Property 2]

4. On March 5, 2020, RECBC received a complaint from [Complainant 1] ("**[Complainant 1]**") regarding L. Hulls and Anthony Scott Browton ("**A. Browton**"), another trading services representative at RE/MAX Gibsons. The complaint referred to two real estate transactions, one involving a property at [Property 1], Sechelt, BC ("**[Property 1]**") and the other involving a property at [Property 2], Halfmoon Bay, BC ("**[Property 2]**").

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5. In January 2020, [Complainant 1] met L. Hulls and A. Browton several times together, and they shared an office space and marketing materials; he understood them to be working together as a real estate team.
 6. On January 25, 2020, L. Hulls emailed A. Browton and [Complainant 1] confidential information about potential vendor financing for [Property 2]. On January 26, she emailed them both again, advising [Complainant 1] that she and A. Browton would review [Complainant 1]'s offer together. She therefore continued to represent to [Complainant 1] that she and A. Browton were representing him together as a real estate team for the purposes of purchasing [Property 2].

[Property 1]

7. A. Browton was listed as [Complainant 1]'s designated agent in the contract offer dated January 19, 2020 for [Property 1]. A January 26, 2020 email from A. Browton and L. Hulls to [Complainant 1] showed an accepted offer for [Property 1]. L. Hulls advised A. Browton and [Complainant 1] that she would coordinate the inspection. On February 9, 2020, L. Hulls emailed A. Browton and [Complainant 1] advising that she and A. Browton would review the inspection documents and respond to [Complainant 1] that afternoon. L. Hulls thereby represented to [Complainant 1] that she and A. Browton were acting as a team, both agents on behalf of [Complainant 1] as the buyer of [Property 1].

PROPOSED FINDINGS OF MISCONDUCT

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

1. L. Hulls committed professional misconduct within the meaning of section 35(1)(a) of the RESA in that she:
 - a. From approximately January to March 2020, misrepresented herself to [Complainant 1] as being part of a real estate team with A. Browton, contrary to ss. 33 and 34 (formerly ss. 3-4 and 3-5) of the Rules; and
 - b. Disclosed confidential information to A. Browton about [Complainant 1]'s potential purchase of [Property 2], contrary to s. 30(e) (formerly s. 3-3(e)) of the Rules.

PROPOSED ORDERS

Based on the facts herein and the Proposed Findings of Misconduct, L. Hulls 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. L. Hulls pay a discipline penalty in the amount of \$40,000 within three (3) months from the date of this Order.
2. L. Hulls pay enforcement expenses to BCFSA in the amount of \$2,000 within three (3) months from the date of this Order.

ACKNOWLEDGEMENTS AND WAIVER OF APPEAL RIGHT

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

"Original signed by Linsey Hulls"

LINSEY GAIL HULLS

Dated 11th day of June, 2026