

**BC FINANCIAL SERVICES AUTHORITY**

**IN THE MATTER OF THE *REAL ESTATE SERVICES ACT***

**SBC 2004, c 42 as amended**

**AND**

**IN THE MATTER OF**

**ASHLEY JUNE DOHERTY-TULLIS**

**(159746)**

**AND**

**TYLER ABRAHAM WILLIS**

**(159986)**

**AND**

**BRENDA CRAWFORD**

**(060164)**

**CONSENT ORDER**

**[This Order has been redacted before publication.]**

RESPONDENT: Ashley June Doherty-Tullis, Representative, Haayer Group Ventures Ltd. dba  
Royal LePage Princeton Realty

DATE OF CONSENT ORDER: October 14, 2026

COUNSEL: Catherine Davies, Legal Counsel for BC Financial Services Authority  
Patricia Taylor, Legal Counsel for the Respondent

**PROCEEDINGS:**

On October 14, 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 Ms. Doherty-Tullis.

**WHEREAS** the Proposal, a copy of which is attached hereto, has been executed by Ms. Doherty-Tullis.

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

1. Ms. Doherty-Tullis pays an administrative penalty to BCFSA in the amount of \$70,769.68 within three (3) months from the date of this Order.
2. Ms. Doherty-Tullis at her own expense, registers for and successfully completes the Real Estate trading Services Remedial Education Course as provided the Sauder School of Business at the University of British Columbia in the time period as directed by BCFSA.
3. Ms. Doherty-Tullis pays enforcement expenses to BCFSA in the amount of \$2,475 within three (3) months from the date of this Order.
4. If Ms. Doherty-Tullis fails to comply with any of the terms of this Order, the Superintendent may suspend or cancel her licence without further notice to her.

Dated this 14 day of October 2026 at the City of Victoria, British Columbia.

Superintendent of Real Estate

"Original signed by Jonathan Vandall"

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Jonathan Vandall  
Delegate of the Superintendent of Real Estate  
Province of British Columbia

Attch.

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**ASHLEY JUNE DOHERTY-TULLIS  
(159746)**

**AND**

**TYLER ABRAHAM WILLIS  
(159986)**

**AND**

**BRENDA LEE CRAWFORD  
(060164)**

**CONSENT ORDER PROPOSAL BY ASHLEY JUNE DOHERTY-TULLIS**

**BACKGROUND AND FACTS**

This Consent Order Proposal (the "Proposal") is made by Ashley June Doherty-Tullis ("Ms. Doherty-Tullis"), 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, Ms. Doherty-Tullis and the Superintendent have agreed upon the following facts:

1. Ashley Doherty-Tullis (159746) ("Ms. Doherty-Tullis") has been licensed as a trading representative since 2010. Ms. Doherty-Tullis became licensed with Haayer Group Ventures Ltd. / Royal LePage Princeton Realty (the "Brokerage") on January 14, 2021.
2. On or about December 21, 2021, Ms. Doherty-Tullis became co-owners and co-director of the Brokerage along with Tyler Abraham Willis ("Mr. Willis") who was also license for trading services with the Brokerage.
3. At all material times, Brenda Lee Ms. Crawford (060164) ("Ms. Crawford") was licensed as managing broker with the Brokerage.
4. In July 2022, Ms. Doherty-Tullis and Mr. Willis became registered with BCFSA under the team name "The Willis Tullis Team" (the "Team"). Within the Team's internal practice, clients were divided between Ms. Doherty-Tullis and Mr. Willis and the "lead" agent for a client was generally responsible for handling communication with the client.
5. On October 20, 2023, BCFSA received a complaint from licensee, JK, who was the managing broker at a brokerage where Ms. Doherty-Tullis and Mr. Willis worked prior to the Brokerage. The complaint was regarding a property listing involving Ms. Doherty-Tullis and Mr. Willis where they were originally both identified as the listing agents, and then later after they dissolved their Team, Ms. Doherty-Tullis remained as the listing agent and Mr. Willis represented the buyer.

The [Redacted] Property Transaction

6. On or about August 2, 2023, the sellers (the "Sellers") of a property located at [Property 1], Tulameen, BC (the "Property") contacted Ms. Doherty-Tullis about listing the Property for sale.
7. Tulameen is a small community with approximately 200-250 permanent residents, and an additional seasonal population of up to 100. It is located roughly 26km northwest of Princeton and 85 km south of Merritt. The real estate market in Tulameen and its surrounding areas is served by licensees operating out of Princeton, as well as Merritt, Kamloops, and Kelowna. At the relevant time, two brokerages were located in Princeton, with a combined total of approximately ten (10) trading services representatives.
8. The Sellers were a retired couple who were planning to move to a different town in the Okanagan to be close to their family.
9. On or about August 4, 2023, Ms. Doherty-Tullis attended the Property to meet with the Sellers to discuss listing and pricing.
10. On or about August 7, 2023, Ms. Doherty-Tullis provided the Sellers with a written property evaluation containing a description of the Property, a price evaluation, marketing services offered by the Team, and commission. It was signed electronically by both Ms. Doherty-Tullis and Mr. Willis.
11. On August 10, 2023, Ms. Doherty-Tullis and Mr. Willis attended the Property. The Sellers took a walk while Mr. Willis conducted drone filming of the Property and Ms. Doherty-Tullis took interior photos. Afterwards, they all met inside together while Ms. Doherty-Tullis and the Sellers further discussed pricing. The Sellers signed a Multiple Listing Contract with Ms. Doherty-Tullis and Mr. Willis identified as the designated agents (the "MLC"). Ms. Doherty-Tullis', Mr. Willis', and Ms. Crawford's respective signatures were on the MLC. The Sellers also signed a Disclosure of Representation in Trading Services which identified the Sellers as clients of the Team.
12. Following his attendance with the Ms. Doherty-Tullis and the Sellers at the Property on August 10, 2023, Mr. Willis had no further dealings or direct communication with the Sellers.
13. Pursuant to the MLC, the listing price for the Property was \$940,000. This was reduced to \$929,000 on August 29, 2023 and again on September 5, 2023 to \$899,000. Amended MLCs were signed to reflect the price reductions.
14. On October 2, 2023, prospective buyers (the "Buyers") who resided in Langley, BC and were visiting friends in Tulameen, sent a text message to Ms. Doherty-Tullis asking to view the Property over the coming Thanksgiving weekend. One of the Buyers was a licensed real estate conveyancer. The Buyers had been watching the Property's listing and knew the price had dropped.
15. The Buyers were a young family interested in purchasing a recreational property in Tulameen. They had a mutual friend with Ms. Doherty-Tullis and saw Ms. Doherty-Tullis' and Mr. Willis' names on the Property's listing.
16. On October 3, 2023, Ms. Doherty-Tullis submitted a request to BCFSa to deregister the Team.
17. On October 6, 2023, BCFSa approved the request to deregister the Team.
18. On October 6, 2023, the Sellers informed Ms. Doherty-Tullis that they would work with offers \$850,000 and above on the Property. They told Ms. Doherty-Tullis they had an accepted offer on a property in Peachland, BC which was subject to sale of the Property.
19. On October 7, 2023, Ms. Doherty-Tullis showed the Buyers the Property. She did not ensure the Buyers sign a Disclosure of Representation in Trading Services prior to showing them the Property.
20. Ms. Doherty-Tullis also showed the Buyers another property in Tulameen for which she was the listing agent.

21. On October 8, 2023, the following events occurred:

- a. The Buyers asked Ms. Doherty-Tullis via text message whether she would be able to write an offer on the Property on their behalf. Ms. Doherty-Tullis told them she could write an offer if they were comfortable being unrepresented, but she recommended they use a local agent. The Buyers told Ms. Doherty-Tullis the[y] would be fine with her recommendation. Ms. Doherty-Tullis told the Buyers "I can get my business partner Tyler Willis to contact you. We own the office together and he is very familiar with the [Redacted] property."
- b. Ms. Doherty-Tullis then sent the following message to the Sellers:  
*Good morning! Happy thanksgiving. The showing went well yesterday, they are thinking it over and seem very serious. I am sending you an addendum to sign please to remove Tyler from our listing. To better serve our clients we have deregistered our team and will work together still when we can!*
- c. The Sellers asked Ms. Doherty-Tullis if an offer was forthcoming, and she replied "possibly" and if so this would allow Mr. Willis to represent the Buyers. Ms. Doherty-Tullis did not advise the Sellers of any other consequences of removing Mr. Willis from the multiple listing contract, including for example that Mr. Willis would be putting his client's interests above theirs, or that information he had gained about the Sellers and/or the Property could be used for the Buyers' best interests.
- d. The Sellers signed the amendment to the amended MLC removing Mr. Willis. The amended MLC also contained signatures from Ms. Doherty-Tullis, Mr. Willis and Ms. Crawford.
- e. Ms. Doherty-Tullis also asked the Sellers via text for a list of items included the sale. The Sellers provided a list via text.
- f. Ms. Doherty-Tullis texted the Seller's list via cut and paste to the Buyers.
- g. Mr. Willis contacted the Buyers. He did not advise them that he had previously represented the Sellers, and at no time did he ensure they signed a form acknowledging that he had previously represented the Sellers.
- h. Mr. Willis prepared an offer on behalf of the Buyers to purchase the Property for a purchase price of \$725,000. The contract of purchase and sale identified Mr. Willis as designated agent for the Buyers and Ms. Doherty-Tullis as designated agent for the Sellers.
- i. Mr. Willis and the Buyers completed a Client Referral form in connection with the Property indicating that Mr. Willis would pay a 25% referral upon completion of the transaction.
- j. Mr. Willis emailed the Buyer's offer to Ms. Doherty-Tullis.
- k. Ms. Doherty-Tullis sent the offer to the Sellers.

22. On October 9, 2023, the following occurred:

- a. The Sellers made a counter-offer at \$850,000, requesting an increase in the deposit to \$20,000.
- b. The Buyers instructed Mr. Willis to make a counter-offer at \$800,000. The Buyers stated, by text:  
*Thanks for the info! We are wanting to counter back at \$800,000.00 with the 2016 CanAm side by side included. We are good with the increased deposit to \$20,000.00 and we acknowledge the propane lease take over. If they do not accept, we won't be considering any counter offers.*

Mr. Willis replied with, "I'm guessing that will be too low but I will send to you for sigs?"

The Buyers stated "Worth a shot as they've had no offers since it's been listed in August, we will wait to get the contract for signatures!!"

- c. The Sellers countered with \$825,000 without the side by side.
  - d. The Buyers countered with \$800,000 without the side by side.
  - e. The Sellers accepted the Buyer's counter-offer.
23. Mr. Willis did not provide to the Sellers and Buyers an Agreement Regarding Conflict of Interest Between Clients form for them to sign.
24. On or about November 8, 2023, the transaction closed.
25. On or about November 9, 2023, the Buyers obtained possession of the Property.
26. On or about November 20, 2023, Ms. Doherty-Tullis and Mr. Willis received their respective commissions as follows:
- a. Ms. Doherty-Tullis received \$12,015 representing 100% of the listing commission along with \$3,003.75 representing 25% of the selling commission.
  - b. Mr. Willis received \$9,011.25 representing 75% of the selling commission.
27. During BCFSAs investigation, the Sellers told BCFSAs they were shocked at the Buyers' low offer and wondered if the Buyers were aware of more information than they should have been. They said they were not happy with the service they received from Ms. Doherty-Tullis. They completed an online review for Ms. Doherty-Tullis at her request and gave a good review based on what they thought she wanted to hear and to maintain friendly relations in their community.
28. The Buyers told BCFSAs they were unaware of Mr. Willis's relationship with Ms. Doherty-Tullis, the Sellers, and the Property.
29. Ms. Doherty-Tullis told BCFSAs she "probably" told the Buyers, while showing them the Property, that the Sellers had not received any offers. She says she recommended Mr. Willis to the Buyers because she knew he was available over the long (Thanksgiving) weekend when the Buyers wished to view the Property, and that Mr. Willis was knowledgeable about the Tulameen market. Ms. Doherty-Tullis admitted that an agency relationship was formed when the Team acquired the listing for the Property and a "conflict form" should have been signed in order for Mr. Willis to act for the Buyers.
30. A Notice of Discipline Hearing was issued on August 25, 2025 and served on Ms. Doherty-Tullis, Mr. Willis, and Ms. Crawford.
31. Ms. Doherty-Tullis has no prior discipline with BCFSAs.

### **PROPOSED FINDINGS OF MISCONDUCT**

For the sole purpose of discipline proceedings against him by the Superintendent, and based on the facts outlined herein, Ms. Doherty-Tullis agrees the following findings of misconduct be made by the Superintendent:

- 1. Ms. Doherty-Tullis committed professional misconduct within the meaning of section 35(1) of RESA in that in relation to a property located at [Property 1], Tulameen, BC (the "Property") she:
  - a. failed to act in the best interests of her seller clients when she referred Tyler Willis, her co-listing agent, to the buyers and advised her seller clients to remove Tyler Willis from the multiple listing contract for the Property dated August 10, 2023 without informing her clients of and/or ensuring that they understood the competing interests and potential risks associated with Tyler Willis's change from seller's agent to buyer's agent in respect of the Property, contrary to section 30(a) of

the Rules [*act in the best interests of the client*];

- b. failed to maintain the confidentiality of information respecting her seller clients when she informed the buyers of the Property that the sellers had not received a single offer on the Property, contrary to section 30(e) of the Rules [*maintain the confidentiality of information respecting the client*]; and
- c. created a conflict of interest and failed to fully disclose this conflict to her seller clients when she referred Tyler Willis, her co-listing agent, to the buyers without informing her clients of the conflict created by this referral, contrary to section 30(i) of the Rules [*take reasonable steps to avoid any conflict of interest*] and section 30(j) of the Rules [*promptly and fully disclose the conflict of interest in writing*].

### **PROPOSED ORDERS**

Based on the Facts herein and the Proposed Findings of Misconduct, Ms. Doherty-Tullis 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:

- 5. Ms. Doherty-Tullis pays an administrative penalty to BCFSA in the amount of \$70,769.68 within three (3) months from the date of this Order.
- 6. Ms. Doherty-Tullis at her own expense, registers for and successfully completes the Real Estate trading Services Remedial Education Course as provided the Sauder School of Business at the University of British Columbia in the time period as directed by BCFSA.
- 7. Ms. Doherty-Tullis pays enforcement expenses to BCFSA in the amount of \$2,475 within three (3) months from the date of this Order.
- 8. If Ms. Doherty-Tullis fails to comply with any of the terms of this Order, the Superintendent may suspend or cancel her licence without further notice to her.

## **ACKNOWLEDGEMENTS AND WAIVER OF APPEAL RIGHT**

1. Ms. Doherty-Tullis acknowledge and understands that the Superintendent may be accept or reject the Proposal. If the Proposal is rejected by the Superintendent, the matter may be referred to a disciplinary hearing.
2. Ms. Doherty-Tullis 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. Ms. Doherty-Tullis 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. Ms. Doherty-Tullis 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, Ms. Doherty-Tullis will not make any public statement(s) inconsistent with the Proposal and its contents. Nothing in this section is intended to restrict Ms. Doherty-Tullis from making full answer and defence to any civil or criminal proceeding(s).
6. The Proposal and its contents are made by Ms. Doherty-Tullis 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 Ms. Doherty-Tullis in any civil proceeding with respect to the matter.

"Original signed by Ashley Tullis"

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**Ashley June Doherty-Tullis**

Dated \_\_\_\_ day of 10/07/2026, 20\_\_