

CITATION: Crawford (Re), 2026 BCSRE 238

Date: 2026-09-24

File # 23-4961

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-DOHERTY-TULLIS
(159746)**

AND

**TYLER ABRAHAM WILLIS
(159986)**

AND

**BRENDA CRAWFORD
(060164)**

CONSENT ORDER

[This Order has been redacted before publication.]

RESPONDENT: Brenda Lee Crawford, Managing Broker, Haayer Group Ventures Ltd. dba
dba Royal LePage Princeton Realty

**DATE OF CONSENT
ORDER:** September 24, 2026

COUNSEL: Catherine Davies, Legal Counsel for BC Financial Services Authority
William Smart, K.C., Legal Counsel for the Respondent

PROCEEDINGS:

On September 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 Brenda Lee Crawford ("Ms. Crawford").

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

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

1. Ms. Crawford shall at her own expense, register for and successfully complete the Broker's Business Planning and Financial Management Licensing Course as provided by the Sauder School of Business at the University of British Columbia within four (4) months of the date of this order. If Ms. Crawford fails to comply, her managing broker license shall be cancelled immediately without further notice.
2. Ms. Crawford may continue to hold a license as a representative, subject to satisfying all other licensing requirements.
3. Ms. Crawford shall pay enforcement expenses to BCFSa in the amount of \$1,500 within four (4) months from the date of this Order.

Dated this 24th day of September, 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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SBC 2004, c 42 as amended****AND****IN THE MATTER OF****ASHLEY JUNE DOHERTY-DOHERTY-TULLIS
(159746)****AND****TYLER ABRAHAM WILLIS
(159986)****AND****BRENDA CRAWFORD
(060164)****CONSENT ORDER PROPOSAL BY BRENDA CRAWFORD****BACKGROUND AND FACTS**

This Consent Order Proposal (the "Proposal") is made Brenda Crawford ("Ms. Crawford"), 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. Crawford and the Superintendent have agreed upon the following facts:

1. Ms. Crawford (060164) has been licensed as a trading representative since 1986. She became a licensed as managing broker in 2008, and as an associate broker in 2014.
2. At all material times Ms. Crawford was licensed as managing broker with the Haayer Group Ventures Ltd. / dba Royal LePage Princeton Realty (the "Brokerage").
3. At all material times the Brokerage was co-owned by Ashley June Doherty-Tullis ("Ms. Doherty-Tullis") and Tyler Abraham Willis ("Mr. Willis"), who were both licensed for trading services 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").
5. In early August 2023, the sellers of a property located at [Property 1], Tulameen, BC (the "Property") contacted Ms. Doherty-Tullis about listing the Property for sale.

6. On August 10, 2023, Ms. Doherty-Tullis and Mr. Willis attended the Property. They took photos of the Property and discussed pricing of the Property with the sellers. The sellers signed a Multiple Listing Contract with the Brokerage 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.
7. On October 2, 2023, prospective buyers contacted Ms. Doherty-Tullis and asked to view the Property over the coming weekend.
8. On October 3, 2023, Ms. Doherty-Tullis submitted a request to BCFSa to deregister the Team.
9. On October 6, 2023, BCFSa approved the request to deregister the Team.
10. On October 7, 2023, Ms. Doherty-Tullis showed the buyers the Property. Ms. Doherty-Tullis failed to ensure the buyers signed a Disclosure of Representation in Trading Services prior to her showing them the Property.
11. On October 8, 2023, the following events occurred:
 - a. The buyers told Ms. Doherty-Tullis they wished to make an offer on the Property, and Ms. Doherty-Tullis referred them to Mr. Willis.
 - b. Ms. Doherty-Tullis asked the sellers to sign an amendment to the MLC to remove Mr. Willis from the listing.
 - c. The sellers signed the amended MLC removing Mr. Willis from the listing. Ms. Doherty-Tullis, Mr. Willis, and Ms. Crawford also signed the amended MLC.
 - d. 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.
 - e. Mr. Willis prepared an offer on behalf of the buyers to purchase the Property. 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.
 - f. Mr. Willis emailed the buyers' offer to Ms. Doherty-Tullis in the evening.
12. On October 9, 2023, buyers and sellers exchanged counter-offers. They reached an agreement and signed a contract for purchase and sale with a closing date of November 8, 2023.
13. At no time did Mr. Willis ensure the sellers and buyers sign an Agreement Regarding Conflict of Interest Between Clients form.
14. On October 20, 2023 BCFSa received a complaint regarding the Property listing stating Ms. Doherty-Tullis and Mr. Willis 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.
15. During BCFSa's investigation, the sellers told BCFSa they were not content with the real estate services received, and they were shocked at the buyers' initial low offer and wondered if the buyers were aware of more information than they should have been.

16. The buyers told BCFSa they were unaware of Mr. Willis's relationship with Ms. Doherty-Tullis and the sellers.
17. Ms. Crawford told BCFSa she was aware that Ms. Doherty-Tullis and Mr. Willis listed the Property while registered as the Team. She admitted it was an error to allow Mr. Willis to act for the buyers in the circumstances, and she stated a conflict of interest form should have been signed before Mr. Willis wrote the offer on the buyers' behalf.
18. A Notice of Discipline Hearing was issued on August 25, 2025 and served on Ms. Crawford.
19. Ms. Crawford has discipline history with BCFSa's predecessor, the Real Estate Council of BC, as follows: in 2012 Ms. Crawford signed a consent order admitting she committed professional misconduct by not fulfilling her responsibilities as managing broker of a former brokerage in relation to the failure to ensure an accountant's report was filed by the prescribed date. Ms. Crawford and the brokerage were reprimanded and ordered jointly and severally to pay enforcement expenses in the amount \$1,000.

PROPOSED FINDINGS OF MISCONDUCT

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

1. She committed professional misconduct within the meaning of section 35(1) of *RESA* when acting as managing broker of Haayer Group Ventures Ltd. dba Royal LePage Princeton Realty (the "Brokerage") when she failed to ensure the business of the Brokerage was carried out competently and in accordance with *RESA* and the Rules in that, in relation to the Property, she failed to ensure that Tyler Willis, who originally acted as co-listing agent for the sellers of the Property and then subsequently represented the buyers of the Property, obtained a written agreement from all parties that met the requirements of section 65(3) of the Rules, contrary to section 28(1)(b) of the Rules [*ensure that the business of the brokerage is carried out competently and in accordance with the Act, the regulations and these rules*].

PROPOSED ORDERS

Based on the Facts herein and the Proposed Findings of Misconduct, Ms. Crawford 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 *RESA*:

4. Ms. Crawford shall at her own expense, register for and successfully complete the Broker's Business Planning and Financial Management Licensing Course as provided by the Sauder School of Business at the University of British Columbia within four (4) months of the date of this order. If Ms. Crawford fails to comply, her managing broker license shall be cancelled immediately without further notice.
5. Ms. Crawford may continue to hold a license as a representative, subject to satisfying all other licensing requirements.
6. Ms. Crawford shall pay enforcement expenses to BCFSa in the amount of \$1,500 within four (4) months from the date of this Order.

ACKNOWLEDGEMENTS AND WAIVER OF APPEAL RIGHT

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

"Original signed by Brenda Crawford"

Brenda Crawford

Dated 24 day of September, 2026