Hearing File No.: HE20260016
Citation Issued: November 10, 2026

LAW SOCIETY OF BRITISH COLUMBIA TRIBUNAL
HEARING DIVISION

BETWEEN:

LAW SOCIETY OF BRITISH COLUMBIA

AND:

DONGDONG HUANG

RESPONDENT

CITATION

TO: **Dongdong Huang**
c/o Sinicana Law Corporation
3200-4000 No. 3 Road
Richmond, BC V6X 0J8

TAKE NOTICE THAT by direction of the Discipline Committee of the Law Society of British Columbia, a Hearing Panel of the Law Society will, at a date and time to be set, conduct a hearing to inquire into your conduct or competence as a member of the Law Society of British Columbia, in accordance with section 38 of the *Legal Profession Act*. Parts 4 and 5 of the Law Society Rules outline the procedures to be followed at the hearing. Your appearance before the Hearing Panel may be your only opportunity to present evidence, call witnesses or make submissions.

The allegations against you are:

1. Between approximately June 2022 and November 2022, while acting for your client AA (the "Client") in a real estate matter, you engaged in activity that you knew or ought to have known assisted in or encouraged dishonesty, contrary to one or both of

rules 2.2-1 and 3.2-7 of the *Code of Professional Conduct for British Columbia*, by doing one or both of the following:

(a) failing to make reasonable inquiries into the circumstances surrounding your unsuccessful attempt on June 15, 2022 to transfer $29,177.08 to the Client's bank account in China; and

(b) indicating on your bank's wire transfer form that a transfer of $33,483.15 on November 2, 2022, to the Client's bank account in China was a "loan repayment" when you knew or ought to have known that no loan existed.

This conduct constitutes professional misconduct, pursuant to s. 38(4) of the *Legal Profession Act*.

2. Between approximately July 2022 and November 2022, while acting for your client AA in a real estate matter, you improperly withdrew $62,595.23 from your law firm's trust account and deposited the funds into your personal bank account when you were not entitled to the funds, contrary to Rule 3-64(1) of the Law Society Rules.

This conduct constitutes professional misconduct or a breach of the *Act* or rules, pursuant to s. 38(4) of the *Legal Profession Act*.

3. Between approximately July 2023 and May 2024, during a Law Society compliance audit of your law firm, you failed to cooperate fully with the audit, contrary to one or more of rules 2.2-1 and 7.1-1 of the *Code of Professional Conduct for British Columbia* and Rule 3-85(2) of the Law Society Rules, by doing one or both of the following:

(a) failing to respond fully and substantively to correspondence from the Law Society dated November 27, 2023 and March 20, 2024, by not providing the complete file materials in your possession or control, including WeChat correspondence, concerning your clients AA and BB;

(b) making one or more representations to the Law Society that you knew or ought to have known were false or misleading when you stated that you had met with

your client BB on July 20, 2022, or verified BB's identity by telephone, or both.

This conduct constitutes professional misconduct or a breach of the *Act* or rules, pursuant to s. 38(4) of the *Legal Profession Act*.

4. Between approximately May 2024 and August 2025, during the Law Society's investigation of complaint file CO20240722, you failed to cooperate fully with the investigation, contrary to one or more of rules 2.2-1 and 7.1-1 of the *Code of Professional Conduct for British Columbia* and Rule 3-5(7) of the Law Society Rules, by doing one or more of the following:

   (a) failing to respond fully and substantively to correspondence from the Law Society dated July 30, 2024, February 3, 2025, May 5, 2025, and July 25, 2025, when you:

      (i) failed to provide the complete email correspondence sent or received by you or your law firm with CC concerning your client AA in a real estate matter; and/or

      (ii) failed to preserve or produce, or both, the complete relevant WeChat correspondence concerning your client AA in a real estate matter;

   (b) representing that Schedule A, Schedule B, and Schedule D to a Vendor's Consent to Assignment concerning your client AA in the real estate matter had not been signed in your presence and had not been used, when you knew that those representations were false or inaccurate; and

   (c) providing evidence to the Law Society that was fabricated, concerning:

      (i) the Agreement with agent for verification of client identity and the corresponding appendix purportedly dated April 6, 2022 for your client AA; and

(ii) the Agreement with agent for verification of client identity and the corresponding appendix purportedly dated May 3, 2022 for your client BB.

This conduct constitutes professional misconduct or a breach of the *Act* or rules, pursuant to s. 38(4) of the *Legal Profession Act*.

5. Between approximately February 2021 and April 2022, while acting for your client AA (the "Client") in a real estate matter, you failed to comply with the requirements for remote commissioning of affidavits and declarations when you commissioned one or more of: Schedule A and Schedule B to the Vendor's Consent to Assignment, the Client's Statutory Declaration regarding the GST, and the Client's Statutory Declaration regarding the *Income Tax Act*, contrary to one or more of rules 2.1, 2.1-2, 2.2-1, and 3.1-2 of the *Code of Professional Conduct for British Columbia*, by doing one or more of the following:

(a) failing to obtain and retain screenshots of the front and back of the Client's government-issued identification;

(b) failing to ensure that you and the Client had identical copies of each document and any exhibits, and that you both reviewed and initialed each page;

(c) failing to combine the copy of the document signed by the Client with the copy signed by you;

(d) failing to prepare a certificate of commissioner; and

(e) failing to include a paragraph at the end of the document confirming that the Client was not physically present before you as the commissioner, but was connected to you by video technology, and that the prescribed procedure for remotely commissioning affidavits was followed, with respect to Schedule A and Schedule B.

This conduct constitutes professional misconduct, pursuant to s. 38(4) of the *Legal Profession Act*.

6. Between approximately February 2021 and November 2022, while acting for your client AA in a real estate matter, you failed to make reasonable efforts to obtain and record the client's identification information, contrary to one or more of Rules 3-100, 3-102, 3-104 (then in force), 3-105, and 3-107(3) of the Law Society Rules.

   This conduct constitutes professional misconduct or a breach of the *Act* or rules, pursuant to s. 38(4) of the *Legal Profession Act.*

If you fail to appear at the hearing, the Hearing Panel may proceed with the hearing in your absence and make any order that it could have made had you been present.

DATED at Vancouver, British Columbia, this 10th day of November, 2026.



Joyce Johner, Director, Discipline
The Law Society of British Columbia