

Hearing File No.: HE20250011  
Citation Issued: October 2, 2025  
Citation Amended: April 28, 2026

LAW SOCIETY OF BRITISH COLUMBIA TRIBUNAL  
HEARING DIVISION

BETWEEN:

**LAW SOCIETY OF BRITISH COLUMBIA**

AND:

**EDWIN SOON**

RESPONDENT

**AMENDED CITATION**

**TO:** Edwin Soon  
Edwin Soon Law Office  
609 - 938 Howe Street  
Vancouver, BC V6Z 1N9

**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 November 2021 and February 2022, you misused your law firm's trust account by receiving some or all of \$5,958.33, or disbursing some or all of \$64,336.05, or both, as set out in Schedule "A" (the "Trust Transactions"), when

you had not provided legal services directly related to the Trust Transactions, contrary to one or more of Rules 3-58.1 and 3-60(4) of the Law Society Rules.

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

2. Between approximately September 2019 and March 2022, you acted in a conflict of interest when you caused AA Corp., a company in which you had a direct or indirect financial interest, to enter into loan agreements with your client(s) or former client(s) BB and companies associated with them, contrary to one or more of rules 2.1-3(b), 3.4-1, 3.4-26.1, 3.4-28, 3.4-29, 3.4-34, 7.3-1, and 7.3-2 of the *Code of Professional Conduct for British Columbia* and your fiduciary duties to your client(s), in one or more of the following instances:
  - a. a \$150,000.00 loan on or about September 7, 2019 from AA Corp. to CC Corp. Ltd.;
  - b. a \$167,750.00 loan on or about January 2, 2020 from AA Corp. to CC Corp.; and
  - c. a \$200,000.00 loan on or about March 14, 2022 from AA Corp to DD Corp.

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

3. Between approximately December 2021 and October 2023, you acted in a conflict of interest when you caused AA Corp., a company in which you had a direct or indirect financial interest, to enter into loan agreements with your client(s) or former client(s) EE and individuals or companies associated with them, contrary to one or more of rules 2.1-3(b), 3.4-1, 3.4-26.1, 3.4-28, 3.4-29, 3.4-34, 7.3-1, and 7.3-2 of the *Code of Professional Conduct for British Columbia* and your fiduciary duties to your client(s), in one or more of the following instances:

- a. a \$392,459.33 second mortgage on or about December 17, 2021, from AA Corp. to FF, EE's son;
- b. a \$600,000.00 mortgage on or about August 5, 2022, from AA Corp. to GG Corp.; and
- c. a \$930,000.00 mortgage on or about October 25, 2023 from AA Corp. to HH Corp. and GG Corp.

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

4. Between approximately April 2021 and July 2022, in the course of representing your client II in two separate purchases of residential real estate property, you failed to obtain from the client and record information about the source of money, contrary to Rule 3-102(1) of the Law Society Rules.

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

5. Between approximately January 2021 and January 2023, you failed to maintain accounting records in compliance with the Law Society Rules (the "Rules"), and in particular you failed to do one or more of the following:
  - a. maintain accounting records, including supporting documents, in legibly handwritten form, as required by Rule 3-67(3)(a) of the Rules;
  - b. record transactions in accounting records in chronological order and in an easily traceable form, as required by Rule 3-67(5) of the Rules;
  - c. maintain a book of entry or data source showing all trust transactions including the source and form of the funds received, the identity of the client on whose behalf trust funds are received or disbursed, and the name of each recipient of money out of trust, as required by Rule 3-68(a) of the Rules;

- d. maintain a trust ledger or other suitable system, showing separately for each client on whose behalf trust funds were received, all trust funds received and disbursed, and the unexpended balance, as required by Rule 3-68(b) of the Rules; and
- e. ~~maintain records showing each transfer of funds between clients' trust ledgers including the name and number of both the source file and the destination file, and containing both an explanation of the purpose for which each transfer was made and your written approval of the transfer, as required by Rule 3-68(c) of the Rules; and~~
- f. maintain the monthly trust reconciliations required under Rule 3-73, and any documents prepared in support of the reconciliations, contrary to Rule 3-68(d) of the 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.

THIS CITATION AMENDED April 28, 2026 pursuant to Rule 5-4.2 of the Law Society Rules.