

FILED

Nov 26, 2025

Disciplinary
Board

Docket # 001

DISCIPLINARY BOARD
WASHINGTON STATE BAR ASSOCIATION

In re

TERENCE KAIN WONG,
Lawyer (Bar No. 24502).

Proceeding No. 25#00065

ODC File No. 25-00406

Resignation Form of Terence Kain Wong
(ELC 9.3(b))

I, Terence Kain Wong, declare as follows:

1. I am over the age of eighteen years and am competent. I make the statements in this declaration from personal knowledge.

2. I was admitted to practice law in the State of Washington on November 28, 1994.

3. I have voluntarily decided to resign from the Washington State Bar Association (the Association) in Lieu of Discipline under Rule 9.3 of the Washington Supreme Court's Rules for Enforcement of Lawyer Conduct (ELC).

4. Attached hereto as Exhibit A is Disciplinary Counsel's statement of alleged misconduct for purposes of ELC 9.3(b). I am aware of the alleged misconduct stated in Disciplinary Counsel's statement, but rather than defend against the allegations, I wish to permanently resign from membership in the Association.

1 5. I consent to entry of an order under ELC 13.9(e) assessing expenses of \$1,500 in
2 this matter.

3 6. I agree to pay restitution of \$7,500 to Chao Hui Lei.

4 7. I agree to pay any additional costs or restitution that may be ordered by a Review
5 Committee under ELC 9.3(g).

6 8. I understand that my resignation is permanent and that any future application by me
7 for reinstatement as a member of the Association is currently barred. If the Washington Supreme
8 Court changes this rule or an application is otherwise permitted in the future, it will be treated as
9 an application by one who has been disbarred for ethical misconduct. If I file an application, I
10 will not be entitled to a reconsideration or reexamination of the facts, complaints, allegations, or
11 instances of alleged misconduct on which this resignation was based.

12 9. I agree to (a) notify all other states and jurisdictions in which I am admitted, of this
13 resignation in lieu of discipline; (b) seek to resign permanently from the practice of law in any
14 other state or jurisdiction in which I am admitted; and (c) provide Disciplinary Counsel with
15 copies of this notification and any response(s). I acknowledge that this resignation could be treated
16 as a disbarment by all other jurisdictions.

17 10. I agree to (a) notify all other professional licensing agencies in any jurisdiction from
18 which I have a professional license that is predicated on my admission to practice law of this
19 resignation in lieu of discipline; (b) seek to resign permanently from any such license; and (c)
20 provide disciplinary counsel with copies of any of these notifications and any responses.

21 11. I agree that when applying for any employment, I will disclose the resignation in
22 lieu of discipline in response to any question regarding disciplinary action or the status of my
23 license to practice law.

1 12. I understand that my resignation becomes effective on Disciplinary Counsel's
2 endorsement and filing of this document with the Clerk, and that under ELC 9.3(c) Disciplinary
3 Counsel must do so promptly following receipt of this document.

4 13. When my resignation becomes effective, I agree to be subject to all restrictions that
5 apply to a disbarred lawyer.

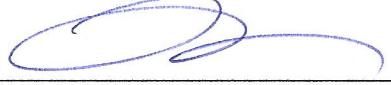
6 14. Upon filing of my resignation, I agree to comply with the same duties as a disbarred
7 lawyer under ELC 14.1 through ELC 14.4.

8 15. I understand that, after my resignation becomes effective, it is permanent. I will
9 never be eligible to apply and will not be considered for admission or reinstatement to the practice
10 of law nor will I be eligible for admission for any limited practice of law.

11 16. I certify under penalty of perjury under the laws of the State of Washington that the
12 foregoing is true and correct.

13
14 11/26/2025 at Newcastle, WA

15 Date and Place

16 
Terence Kain Wong, Bar No. 24502

17 ENDORSED BY:

18 
Francisco Rodriguez

19 Senior Disciplinary Counsel

20 Bar No. 22881

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EXHIBIT

A

DISCIPLINARY BOARD
WASHINGTON STATE BAR ASSOCIATION

In re

TERENCE KAIN WONG,

Lawyer (Bar No. 24502).

Proceeding No.

ODC File No. 25-00406

STATEMENT OF ALLEGED
MISCONDUCT UNDER ELC 9.3(b)(1)

The following constitutes a Statement of Alleged Misconduct under Rule 9.3(b)(1) of the
Washington Supreme Court's Rules for Enforcement of Lawyer Conduct (ELC).

I. ADMISSION TO PRACTICE

1. Respondent Terence Kain Wong was admitted to the practice of law in the State
of Washington on November 28, 1994.

II. ALLEGED FACTS

2. In April 2021, Respondent agreed to represent Chao Hui Lei in a property line
dispute with Lei's neighbor. Respondent agreed to file suit against the neighbor seeking damages
for trespass and to quiet title on Lei's property.

1 3. On April 6, 2021, Respondent and Lei signed a fee agreement which provided that
2 Respondent would charge Lei \$300 per hour for work on the case.

3 4. The same day, Lei paid Respondent \$7,500 in cash as an advance fee deposit.
4 Respondent did not deposit these funds into a trust account.

5 5. During the representation, Respondent did not provide Lei with any billing or
6 accounting of Respondent's work on the case or Respondent's use of Lei's funds.

7 6. Respondent did not act with reasonable diligence in representing Lei.

8 7. Respondent did not file suit within a reasonable time.

9 8. Respondent misled Lei regarding Respondent's work on the case, suggesting as
10 early as June 2021 that the suit was ready for filing when it was not, and then falsely stating that
11 Respondent was in the process of arranging for service.

12 9. Respondent did not file suit until September 2022.

13 10. After filing suit, Respondent did not conduct any discovery.

14 11. Opposing counsel offered to allow Respondent to interview the defense witnesses,
15 but Respondent did not respond to the offer.

16 12. Lei regularly requested updates on the status of the case, but Respondent did not
17 provide Lei with accurate information regarding the case status or disclose Respondent's lack of
18 work on the case.

19 13. While the case was pending, the parties agreed to participate in mediation. Lei paid
20 \$2,250 for the mediation. This fee was in addition to the \$7,500 advance fee deposit Lei had paid
21 Respondent for the representation.

22 14. The parties participated in mediation in approximately October 2023. Respondent
23 did not submit any written materials for the mediation. The mediation was scheduled to last a full

1 day, but after an hour, Respondent told opposing counsel Respondent was not ready for the
2 mediation, and the mediation ended early.

3 15. In December 2023, the Defendant filed a motion to exclude the testimony of N.I.,
4 Lei's key witness in the case. Respondent did not file a response to the motion. On
5 February 9, 2024, the court granted the motion.

6 16. Respondent did not inform Lei that the motion had been filed, that Respondent had
7 not responded to the motion, or that it had been granted.

8 17. On April 6, 2024, opposing counsel sent Respondent a draft summary judgment
9 motion, stating they intended to file the motion if the parties did not reach a settlement and that it
10 was in Lei's best interests to settle.

11 18. Respondent did not timely inform Lei that the defense intended to move for
12 summary judgment or that they were interested in settlement. Respondent first discussed the
13 summary judgment motion with Lei during a meeting on April 30, 2024. During the meeting,
14 Respondent urged Lei to settle the case to avoid losing the disputed portion of the property and
15 being ordered to pay attorney fees. Respondent told Lei the deadline for responding regarding
16 settlement was the next day.

17 19. In recommending settlement at the meeting, Respondent misled Lei by advising
18 Lei that N.I.'s testimony was not credible without disclosing the fact that the court had already
19 excluded N.I.'s testimony.

20 20. On May 8, 2024, Lei terminated the representation. Thereafter, Lei requested an
21 accounting regarding the funds Lei had provided to Respondent. Respondent did not provide the
22 accounting Lei requested.

23

24 Statement of Alleged Misconduct
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OFFICE OF DISCIPLINARY COUNSEL
OF THE WASHINGTON STATE BAR ASSOCIATION
1325 4th Avenue, Suite 600
Seattle, WA 98101-2539
(206) 727-8207

21. In a written response to the grievance submitted to ODC on May 10, 2025, Respondent falsely stated that Respondent had issued a full refund to Lei. Respondent later acknowledged to ODC that Respondent did not issue any refund to Lei.

22. In a letter to ODC dated October 10, 2025, Respondent falsely stated to ODC that Respondent discussed the defense motion to exclude the testimony of N.I. with Lei while the motion was pending.

23. In Respondent's October 10, 2025 letter to ODC, Respondent denied procrastinating in filing suit, stating that Respondent did not enter into an agreement to proceed on Lei's case until May 2022. These statements were false.

III. ALLEGED MISCONDUCT.

24. By failing to exercise reasonable diligence and failing to make reasonable efforts to expedite the litigation, Respondent violated RPC 1.3 and RPC 3.2.

25. By failing to keep Lei reasonably informed about the status of the matter, failing to promptly comply with Lei's reasonable requests for information, and failing to explain issues in the case sufficiently to permit Lei to make informed decisions regarding the representation, Respondent violated RPC 1.4(a) and RPC 1.4(b).

26. By failing to deposit advance fee payments in trust, Respondent violated RPC 1.15A(c)(2).

27. By making false and misleading statements to Lei, Respondent violated RPC 8.4(c).

28. By making false statements to ODC, Respondent violated RPC 8.1(a), RPC 8.4(c), and RPC 8.4(d).

29. By failing to provide Lei with a written accounting upon request, Respondent violated RPC 1.15A(e).

DATED this 21st day of November, 2025.

F. Rodriguez
Francisco Rodriguez, Bar No. 22881
Senior Disciplinary Counsel