



Real Estate Council of Ontario

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**IN THE MATTER OF A DISCIPLINE HEARING HELD PURSUANT TO THE  
REAL ESTATE AND BUSINESS BROKERS ACT, 2002, S.O. 2002, c. 30, Sch. C**

**BETWEEN:**

**REAL ESTATE COUNCIL OF ONTARIO**

**- AND -**

**RAMANDEEP SINGH GILL**

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**DISCIPLINE DECISION AND REASONS FOR DECISION**

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Subject to Rule 4.02 of the Discipline and Appeals Committee Rules of Practice (*REBBA 2002*), I, the Chair of the Discipline Committee (*REBBA 2002*) have reviewed and considered the Agreed Statement of Facts and Penalty together with the Waiver of Hearing submitted by the Parties to this proceeding and provide the following Order:

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**FINDINGS:** In violation of Sections 3, 5, 38 and 39 of the *REBBA 2002* Code of Ethics.

**ORDER:** Fine of \$4,500.00 payable to RECO on or before September 3, 2020.

**WRITTEN REASONS:**

**REASONS FOR DECISION**

**INTRODUCTION**

This matter proceeded on the basis of an Agreed Statement of Facts and Penalty and Waiver of Hearing, pursuant to Rule 4.02 of the Rules of Practice (*REBBA 2002*).

The Agreed Statement of Facts and Penalty read:

**AGREED STATEMENT OF FACTS AND PENALTY**

It is agreed as follows:

1. At the relevant times, Gill was employed by Brokerage A.

2. Seller A (the “Seller”) is the Seller of a property located at 1-A Street, City A (the “Property”).
3. Gill was acting as the buyer salesperson in the purchase of the Property.
4. On April 8, 2019, Gill made an appointment with the Seller to do a four (4) hour inspection with his buyers at the Property. After meeting Gill and his buyer clients, the Seller left the Property.
5. On April 8, 2019, approximately two (2) hours later, the Seller returned to the Property and noticed the buyers were left alone to inspect the Property. Gill was not present during the home inspection.
6. On April 16, 2019, the Seller filed a complaint with the Real Estate Council of Ontario.
7. On May 6, 2019, Gill provided a response as follows:

“The Seller left and after approx. two hours I was feeling light headed and since I know the buyers for over 15 years I left to get something to eat.”

[SIC]

#### SUMMARY OF AGREEMENTS

It is agreed that Gill failed to comply with the Code of Ethics as follows:

1. Gill allowed his buyer clients to remain unsupervised at the Property, contrary to section 3, 5, 38 and 39 of the Code of Ethics.
2. Gill did not make alternative arrangements for his buyer clients to either be accompanied by another registered real estate salesperson or re-schedule the inspection when it became apparent he was not feeling well and could not remain at the Property, contrary to section 3, 5, 38 and 39 of the Code of Ethics.
3. Gill exposed his buyer clients to potential liability and/or loss, contrary to sections 3, 5, 38 and 39 of the Code of Ethics.

It is agreed that Gill failed to comply with the following sections of the Code of Ethics:

**Fairness, honesty, etc.**

3. A registrant shall treat every person the registrant deals within the course of a trade in real estate fairly, honestly and with integrity.

**Conscientious and competent service, etc.**

5. A registrant shall provide conscientious service to the registrant's clients and customers and shall demonstrate reasonable knowledge, skill, judgment and competence in providing those services.

**Error, misrepresentation, fraud, etc.**

38. A registrant shall use the registrant's best efforts to prevent error, misrepresentation, fraud or any unethical practice in respect of a trade in real estate.

**Unprofessional conduct, etc.**

39. A registrant shall not, in the course of trading in real estate, engage in any act or omission that, having regard to all of the circumstances, would reasonably be regarded as disgraceful, dishonourable, unprofessional or unbecoming a registrant.

**AGREED PENALTY**

RAMANDEEP SINGH GILL, the Respondent, be ordered to pay a penalty of \$4,500.00 on or before September 3, 2019.

By initials below, I, RAMANDEEP SINGH GILL, acknowledge that I have read and understand the penalty outlined herein and agree to the said terms and/or conditions.

*[Respondent's Initials]*

By initials below, I, RAMANDEEP SINGH GILL, agree, understand, acknowledge and consent to waive the requirement for a hearing and to request an Order from the

Chair of the Discipline Committee that includes this Agreed Statement of Facts and Penalty as a final settlement of this matter.

*[Respondent's Initials]*

By initials below, I, RAMANDEEP SINGH GILL, acknowledge that I was aware of my right to be represented by Counsel or agent in this matter.

*[Respondent's Initials]*

By signature below, the Parties agree, acknowledge, understand and consent to the final settlement of this matter by way of this Agreed Statement of Facts and Penalty.

[The Agreed Statement was duly signed by the Parties.]

### **DECISION OF THE CHAIR**

Having reviewed and considered the Agreed Statement of Facts, the Chair of the Discipline Committee (*REBBA 2002*) concluded that the Respondent breached Sections 3, 5, 38 and 39 of the *REBBA 2002* Code of Ethics. The Chair of the Discipline Committee (*REBBA 2002*) is also in agreement with the joint submission of the Parties as to penalty and accordingly makes the following order:

1. RAMANDEEP SINGH GILL is Ordered a Fine of \$4,500.00 payable to RECO on or before September 3, 2020.

*[Released: December 9, 2019]*