



Real Estate Council of Ontario

**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 -

RAMANATHAN (RAM) SARAVANAPERUMAL

DISCIPLINE DECISION AND REASONS FOR DECISION

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:

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

ORDER: Fine of \$7,500.00 payable to RECO on or before June 28, 2019.

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

1. After his clients, Buyer A and Buyer B (“Buyers”) had agreed to purchase the residential property located at 1-A Street, City A (“Property”) from Seller A and Seller B (“Sellers”). Saravanaperumal arranged for his clients to revisit the Property on August 13, 2017, between 2:00 p.m. and 3:00 p.m. (“Revisit”).

2. Saravanaperumal, however, did not attend the Revisit, but instead provided the Buyers' with the code to the Property's lock-box. The Buyers then used the code to obtain access to the Property and revisit it in Saravanaperumal's absence.

It is agreed that Saravanaperumal breached the following sections of O. Reg. 580/05: Code of Ethics ("Code"):

- A. Provided the Buyers with the lock-box code, contrary to section 3, 5, 38 and 39 of the Code.
- B. Permitted, or otherwise allowed for, the Buyers to have unsupervised access to the Property, contrary to sections 3, 5, 38 and 39 of the Code.

AGREED PENALTY

RAMANATHAN (RAM) SARAVANAPERUMAL, the Respondent, be ordered to pay a penalty of \$7,500.00 on or before June 28, 2019.

By initials below, I, RAMANATHAN (RAM) SARAVANAPERUMAL, 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, RAMANATHAN (RAM) SARAVANAPERUMAL, 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, RAMANATHAN (RAM) SARAVANAPERUMAL, 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.

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. RAMANATHAN (RAM) SARAVANAPERUMAL is Ordered a Fine of \$7,500.00 payable to RECO on or before June 28, 2019.

[Released: November 15, 2018]