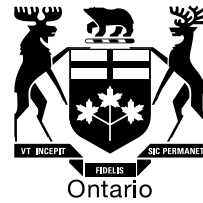


# LICENCE APPEAL TRIBUNAL

Safety, Licensing Appeals and Standards  
Tribunals Ontario



Citation: Parvinder Singh v Registrar, Real Estate and Business Brokers Act, 2002,  
2017 ONLAT-REBBA 10080

Date: 2017-08-03  
File Number: 10080/REBBA

Appeal from the Notice of Proposal of the Registrar under the *Real Estate and Business Brokers Act, 2002* to Revoke a Registration

Between:

Parvinder Singh

Appellant

-and-

Registrar, Real Estate and Business Brokers Act, 2002

Respondent

## CONSENT ORDER

Panel: Laurie Sanford, Vice-Chair

Appearances:

For the Appellant: Jonathan Kulathungam, Counsel

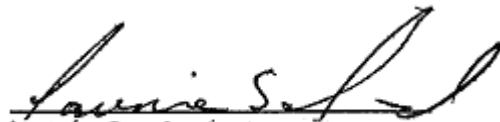
For the Respondent: George Drametu, Counsel

Place and dates of hearing:

Toronto, Ontario  
July 24, 25, 2017

## CONSENT ORDER

- [1] The appellant, Parvinder Singh, and the Registrar under the *Real Estate and Business Brokers Act, 2002* (the “Registrar”) apply under section 4.1 of the *Statutory Powers Procedure Act*, R.S.O. 1990, c. S.22 for an order of the Tribunal to dispose of this matter without a hearing.
- [2] The panel has reviewed the written “Conditions to the Registration of Parvinder Singh as a Broker under the *Real Estate and Business Brokers Act, 2002*, Chapter 30, Schedule C” which was prepared by the parties, agreed to by them and which is attached to this Consent Order as “Schedule A”.
- [3] Accordingly and on consent of the parties, the Tribunal orders that the proceedings in this matter are concluded and disposed of without a hearing on the basis of the terms set out in the attached Schedule A, which are incorporated into and made part of this of this Consent Order.



Laurie Sanford, Vice-Chair

Released: August 3, 2017

## SCHEDULE "A"

### **Conditions to the Registration of Parvinder Singh as a Broker under the *Real Estate and Business Brokers Act, 2002, S.O. 2002, Chapter 30, Schedule C.***

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Based on the conditions below, the Registrar has agreed not to proceed with the proposal to revoke the registration of Parvinder Singh, ("Singh") as a broker under the *Real Estate and Business Brokers Act, 2002, S.O. 2002, Chapter 30, Schedule C.* ("Act")

Pursuant to subsection 10(2) of the Act, I, Singh, as a broker registered under the Act, hereby consent and undertake to abide by the following conditions to my registration as a broker under the Act:

1. For a period of seven (7) years following the date of this order, I shall:
  - i. not apply to be a broker of record of any brokerage registered under the Act;
  - ii. not be a sole proprietor, partner, director or manager of a real estate brokerage registered under the Act;
  - iii. not hold any position of control in any corporation or partnership, either by way of a majority interest or as a director or directing mind, president, treasurer, hold any shares, or have any beneficial interest in a real estate brokerage registered under the Act;
  - iv. not have signing authority / be a signatory on any statutory trust account established pursuant to subsection 27 of the Act; or
  - v. not be designated as an alternate signing authority to any brokerage in the absence of any broker of record.
2. I agree to provide these conditions to any broker of record employed by the brokerage by which I am also employed, and obtain an acknowledgement of same.
3. I shall also notify the Registrar immediately, in writing, of any formal written complaints made against me, providing the Registrar with the details of such complaints, including any documentation that the Registrar may request and/or require.
4. I shall notify the Registrar immediately, and in writing, of any change to the information included in any application for registration, and / or the renewal of my registration, made under the Act, and shall set out the nature of the change, in detail, pursuant to subsection 34.(1) of O. Reg. 567/05, which provides:

If there is a change to any of the information that was included in the registrant's application under section 3, the registrant shall notify the registrar, in writing, within five days after the change takes place and shall set out the nature of the change.

5. Upon each application for renewal of my registration under the Act, I hereby agree to provide, along with my renewal application form(s) and at my own expense, a copy of a recent Ontario Writs Locator search. In addition, if at the time of submitting such an application I have any judgments or claims outstanding, I hereby agree to provide the Registrar full particulars of the judgments and any efforts made by me to address the judgments.
6. In the event I seek to become employed by a brokerage registered under the Act as its broker of record, and prior to any such appointment, I shall successfully complete:
  - a. the 'Real Estate Broker Course,' or an applicable equivalent; and
  - b. the 'Ethics in Business Practice' course offered by the Real Estate Institute of Canadaand provide the Registrar under that Act with evidence of my successful completion of both courses.
7. If any of these conditions shall be deemed invalid, unenforceable, illegal or a mutual mistake, such conditions shall be severed and the remaining conditions shall remain in full force and effect.

I hereby acknowledge that I have read and understood these conditions and that I have obtained or had the opportunity to obtain independent legal advice with respect to my consent to the conditions set out herein.