

**IN A MATTER BEFORE THE DISCIPLINE COMMITTEE OF THE REAL ESTATE COUNCIL OF
ONTARIO**

BETWEEN

REAL ESTATE COUNCIL OF ONTARIO (“**RECO**”)

Applicant

AND

ROAN ANTHONY LAWSON registered as ROAN LAWSON (“**Lawson**”)

Respondent

ALLEGATION STATEMENT

WHEREAS the respondent is registered as a broker under the *Trust in Real Estate Services Act, 2002* (“**Act**”);

AND WHEREAS section 20 of the Act provides that if the Registrar is of the opinion, whether as a result of a complaint or otherwise, that a registrant has contravened any provision of the Act or of a regulation under the Act, the Registrar may refer the matter in whole or in part to the Discipline Committee of RECO (“**Discipline Committee**”);

AND WHEREAS section 21 of the Act provides that the Discipline Committee shall hear and determine whether a registrant has contravened any provision of the Act or of a regulation under the Act;

THEREFORE, take notice that pursuant to section 20 of the Act, the Registrar hereby refers this matter to a hearing before the Discipline Committee based on the allegations set out herein.

A. PARTICULARS

It is alleged as follows:

1. At all relevant times, Lawson was the Broker of Record at the brokerage Great Neighbour Realty Inc. (“Great Neighbour Realty”).
2. On or around September 13, 2024, Lawson’s broker registration expired.
3. On or around September 13, 2024, Lawson had two active listings on a local real estate listing service.
4. On or around September 18, 2024, Lawson submitted a reinstatement application for his broker licence to RECO.
5. On September 18, 2024, Lawson scheduled a showing appointment for Street A, City A (“Property A”) for September 19, 2024, from 5:30-6:00 p.m. on BrokerBay.
6. Lawson did not attend the showing appointment for Property A and did not cancel the appointment.
7. On September 18, 2024, at 6:57 p.m., Lawson cancelled a showing appointment that he had scheduled for the same day from 7:15-7:45 p.m., at Street B, City B.
8. On or around September 19, 2024, Lawson prepared an Agreement of Purchase and Sale (the “APS”) for Street C, City C (“Property B”) for a buyer client (the “Buyer”). Lawson and Great Neighbour Realty are listed as the broker agent and brokerage on the APS, respectively.
9. On or around September 19, 2024, the APS for Property B was accepted by the sellers (the “Sellers”).
10. On September 20, 2024, in response to an inquiry from a Client Service Specialist at RECO (the “CSS”), Lawson confirmed (in writing) that he had an active listing on the market but did not confirm any showings.
11. On or around September 21, 2024, the Buyer delivered the deposit for Property B pursuant to the APS.
12. On September 23, 2024, Lawson emailed the CSS again and confirmed the following –

- After submitting his broker reinstatement licence to RECO he made a couple of appointments in anticipation that his renewal application would be processed on the same day or the next day;
- After realizing the application had not been processed, he cancelled one showing appointment;
- He did not cancel the other showing appointment in anticipation that his licence would be renewed within 24 hours. He did not go to the appointment, and the listing agent for this property messaged him complaining about the missed appointment;
- He prepared and submitted an offer on September 19, 2024, on behalf of the Buyer, hoping his reinstatement application would have been approved on that day. The offer was accepted, and the Buyer submitted a deposit cheque;

13. On or around September 26, 2024, a mutual release for Property B was executed by the Sellers and the Buyer. Lawson signed the mutual release as the “Co-Operating Brokerage’s Broker of Record/Manager”.

B. SUMMARY OF ALLEGATIONS

It is alleged that Lawson failed to comply with the Act as follows:

- A. Lawson engaged in unregistered trading and held himself out as a broker and performed the duties of a broker when he knew that his broker registration had expired and/or renewal had not been approved, contrary to sections 4(1)(b)(d) and 4(2)(a)(b) of the Act.

It is alleged that Lawson failed to comply with the following sections of the Act:

Prohibition against trade in real estate unless registered

4(1) No person shall,

(b) trade in real estate as a broker unless he or she is registered as a broker of a brokerage;

(d) trade in real estate unless registered under this Act.

Unregistered persons

4(2) A person who is not registered as a brokerage, broker or salesperson shall not,

(a) directly or indirectly hold himself, herself or itself out as being a brokerage, broker or salesperson, respectively; or

(b) perform any of the functions of a brokerage, broker or salesperson as provided in this Act.

C. APPLICATION OF THE STATUTORY POWERS PROCEDURE ACT

The *Statutory Powers Procedure Act*, R.S.O. 1990, Chapter S.22 (“**SPPA**”), as amended, applies to matters before the Discipline Committee. Section 8 of the SPPA provides as follows:

8. Where the good character, propriety of conduct or competence of a party is an issue in a proceeding, the party is entitled to be furnished prior to the hearing with reasonable information of any allegations with respect thereto.

RECO states that propriety of conduct or competence shall be an issue in the hearing and RECO has provided herein information of the allegations with respect thereto.

D. FURTHER PARTICULARS / ALLEGATIONS

RECO may send further or other particulars or allegations relevant to this matter or the allegations set out herein. RECO may rely upon such other matters that arise during a hearing of this complaint and that the Discipline Committee sees fit to consider.

Glen Thomas, Registrar (Interim)
Trust in Real Estate Services Act, 2002

Date: March 6, 2026