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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 -**

**DOUSHABCHI, Amirhossein (registered as DOUSHABCHI, Amir)**

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**DISCIPLINE DECISION AND REASONS FNR 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:

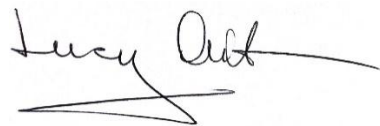
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**FINDINGS:** In violation of Sections 3, 6(1) and 39 of the *REBBA 2002* Code of Ethics.

**ORDER:** Fine of \$ 14,000.00 payable to RECO on or before June 30, 2026.

Successful completion of "REIC 2600 Ethics in Business Practice" course and provide RECO with confirmation of successful completion not later than 180 days after the date of the Decision of the Discipline Committee on this matter, and provide proof of completion to RECO within 60 days of completion of the course.

**WRITTEN REASONS:** *attached*



Lucy Aita  
Chair, Discipline Committee (*REBBA 2002*)

## 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 (*TRESA 2002*).

The Agreed Statement of Facts and Penalty read:

#### **AGREED STATEMENT OF FACTS AND PENALTY**

It is agreed as follows:

1. At all relevant times, Amirhossein Doushabchi, registered as Amir Doushabchi (“Doushabchi”) was registered as a salesperson under the *Real Estate and Business Brokers Act, 2002* (“Act”).
2. At all relevant times, David Golmakani (“Golmakani”) was an acquaintance of Doushabchi.
3. At all relevant times, the tenants at 21 Iceboat Terrace, Mohammadreza Golmakany (“Golmakany”), Mohammad Mehdi Golmakani (“Mehdi”), Bihshita Labib (“Labib”), Fatemeh Valadkhani (“Valadkhani”) are all related to Golmakani.
4. As the buyer representative, Doushabchi prepared an Agreement to Lease on behalf of David Golmakani and also for the rest of the clients mentioned above, as directed by Golmakani, without communicating directly with them and without verifying the documents Golmakani provided.
5. At all relevant times, below is a chart of the unit owners and tenants at 21 Iceboat Terrace:

| <b>Start Date of Lease</b> | <b>Unit</b> | <b>Landlord</b> | <b>Tenant</b> | <b>Documents provided with Agreement to Lease</b>   |
|----------------------------|-------------|-----------------|---------------|---|
| September 15, 2020         | 2615        | Xue Yun Chen    | Golmakany     | <ul style="list-style-type: none"><li>• Employment Letter</li><li>• Equifax report with a score of 783</li><li>• Valid government issued ID</li></ul> |
| September 15, 2020         | 531         | Yalan Zhang     | Mehdi         | <ul style="list-style-type: none"><li>• Employment Letter</li><li>• Equifax report with a score of 783</li><li>• Valid government issued ID</li></ul> |
| October 1, 2020            | 1915        | Xinyang Guo     | Mehdi         | <ul style="list-style-type: none"><li>• Employment Letter</li><li>• Equifax report with a score of 783</li><li>• Valid government issued ID</li></ul> |
| April 1, 2021              | 4206        | Gulshan Kumari  | Golmakani     | <ul style="list-style-type: none"><li>• Employment Letter</li><li>• Equifax report with a score of 783</li></ul>                                      |

|                |      |                      |            |   |
|----------------|------|----------------------|------------|---|
|                |      |                      |            | <ul style="list-style-type: none"> <li>Valid government issued ID</li> </ul>  |
| April 15, 2021 | 3707 | Ye Wang and Chak Lee | Valadkhani | <ul style="list-style-type: none"> <li>Employment Letter</li> <li>Equifax report with a score of 714</li> <li>Valid government issued ID</li> </ul> |
| June 1, 2021   | 2507 | Wei Zhang            | Labib      | <ul style="list-style-type: none"> <li>Employment Letter</li> <li>Equifax report with a score of 851</li> <li>Valid government issued ID</li> </ul> |

6. Golmakani and his relatives who were the tenants, were using the units for short-term rental on Airbnb.
7. The landlords' listing representatives informed Doushabchi that the renters he had represented were in arrears with their rent.
8. On or about April 5, 2022, Gulshan Kumari (the "Complainant") filed a complaint against Doushabchi.
9. On May 19, 2022, Doushabchi provided a response to the complaint showing full cooperation in this matter. Once Doushabchi found out that David Golmakani and the other tenants had misguided intentions and were not paying rent, he stopped doing business with them.
10. The Complainant confirmed to RECO that Golmakani paid the first and last months' rent and May 2021 rent and then stopped paying. The Complainant contacted Landlord and Tenant Board to commence eviction.
11. The Complainant also confirmed with RECO that they learned that Golmakani leased several units in the same building on behalf of other tenants related to Golmakani and that Doushabchi represented them as the buyer salesperson.
12. Doushabchi admitted to RECO that he prepared the Agreement to Lease documents without reading all the Equifax reports provided by the clients or meeting them.
13. In an email to RECO on August 3, 2023, Doushabchi expressed regret for his lapse in judgment and not being more diligent in reviewing the lease supplementary documents.
14. On September 11, 2024, Equifax provided RECO an affidavit stating the Reports were doctored consumer credit reports that did not match against Equifax's consumer reporting database as of the report date.
15. Doushabchi earned a total commission of \$8,294.20 for the leased units listed above.

SUMMARY OF AGREEMENTS

**It is agreed that Doushabchi failed to comply with the Code of Ethics (O. Reg. 580/05) as follows:**

- A. Doushabchi knew and/or ought to have known that the supplementary lease documents and Equifax reports were fraudulent and made no efforts to confirm the identities of clients or verify any information provided to him, contrary to sections 3, 6(1) and 39 of the Code of Ethics.

**It is agreed that [Respondent Surname] failed to comply with the following sections of the Code of Ethics (O. Reg. 580/05):**

Fairness, honesty, etc.

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

Providing opinions, etc.

6. (1) A registrant shall demonstrate reasonable knowledge, skill, judgment and competence in providing opinions, advice or information to any person 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, dishonorable, unprofessional or unbecoming a registrant.

AGREED PENALTY

**The Respondent understands and agrees to the following penalty:**

To pay a fine of **\$14,000.00** on or before **June 30, 2026**.

To successfully complete the following courses or programs by the identified completion date:

| <b>Course Title (Provider)</b>          | <b>Completion date</b>   |
|---|--|
| REIC 2600 – Ethics in Business Practice | not later than 180 days after the date of the Decision of the Discipline Committee on this matter. |

To provide proof of completion to RECO within 60 days of completion of the courses.

**Respondent acknowledgements:**

1. I acknowledge that I have read and understand the penalty outlined herein and agree to the said terms and/or conditions.
2. I acknowledge my right to seek legal counsel in this matter before signing this agreement.
3. I agree, understand, acknowledge and consent to waiving my right to a hearing before the Discipline Committee.

**Waiver of hearing before the Discipline Committee:**

4. The parties consent to disposing of the matter without a hearing before the Discipline Committee and agree to the terms set out herein.
5. The parties request an Order from the Chair of the Discipline Committee that includes this Agreement of Facts and Penalty as a final settlement of this matter.

*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 Parties duly signed the Agreed Statement.]***

**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, 6(1) 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. DOUSHABCHI, AMIRHOSSEIN, registered as DOUSHABCHI, AMIR is ordered to pay a fine in the amount of \$14,000.00, payable to RECO, on or before June 30, 2026.
2. DOUSHABCHI, AMIRHOSSEIN, registered as DOUSHABCHI, AMIR is ordered to successfully complete the “REIC 2600 Ethics in Business Practice” course not later than 180 days after the date of the Decision of the Discipline Committee on this matter, and provide proof of completion to RECO within 60 days of completion of the course.

Released: July 3, 2025