

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

BETWEEN

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

Applicant

AND

RAMANJEET KAUR BHOGAL (“**Bhogal**”)

Respondent

ALLEGATION STATEMENT

WHEREAS the respondent, Bhogal, is registered as a salesperson 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, Bhogal was employed at the brokerage Homelife Landmark Realty Inc. (“Landmark Realty”).
2. Seller A (the “Seller”) was selling their property located at Street A, City A, Ontario (the “Property”). The Seller was represented by Brokerage A (“Seller’s Brokerage”) and Representative A (“Seller’s Representative”).
3. On or about September 18, 2024, Bhogal submitted an Agreement of Purchase and Sale (“APS”) for the Property on behalf of their buyer clients (the “Buyers”). The APS was accepted by the Seller and Buyers. The APS included the following details:
 - a) Purchase Price: \$860,000
 - b) Closing Date: October 7, 2024
 - c) Conditions: *The Seller agrees to allow the Buyer to re-enter the above premises Two (2) more times for **necessary measurement purposes** at a mutual convenient time to both parties before the date of closing.*
4. Following the acceptance of the APS on September 18, 2024, the Buyers required an extension to the closing date in the APS. On or about October 1, 2024, a letter was provided by the Seller’s Law Firm that confirming the extension of the closing date to October 30, 2024 by 5:00 p.m. to allow the Buyers to get financing for the Property.
5. On October 29, 2024, between 3:00 p.m. to 6:00 p.m., Bhogal had a scheduled final walk through for the Buyers at the Property. While at the Property, Bhogal and/or the Buyers engaged in a religious ritual inside the Property, more specifically, Bhogal and/or the Buyers placed swastika-like symbols throughout the Property on the walls, appliance(s) and above doors.
6. The Seller attended the Property after the conclusion of the final walk through and found red markings on the walls, doors and/or appliances throughout the Property. The Seller contacted their Seller’s Representative upset at the findings and the Property and came to learn that this religious ritual was conducted without their permission and/or knowledge.

7. Bhogal confirms they did not obtain the consent of the Seller and/or the Seller's Representative before permitting a religious ceremony to be conducted within the Property and/or permitting the Buyers to make red markings to the interior walls, doors and appliances at the Property.

B. SUMMARY OF ALLEGATIONS

It is alleged that Bhogal failed to comply with the Act and/or Regulations as follows:

- A. Bhogal permitted the Buyers to perform an unauthorized religious ceremony at the Property that caused markings and/or damage to the interior of the Property without the consent of the Seller and/or the Seller's Representative, contrary to sections 1 and 2 of the Code of Ethics O.Reg 365/22 and section 22.5(b) of the General Regulation O.Reg 567/22.

It is alleged that Bhogal failed to comply with the following sections of the Code of Ethics:

Integrity, honesty, good faith, etc.

1. In carrying on business, a registrant shall act with courtesy, honesty, good faith and integrity in relation to every person the registrant deals with.

Unprofessional conduct, etc.

2. A registrant shall not engage in any act or omission that, having regard to all of the circumstances, would reasonably be regarded as,

- (a) being disgraceful, dishonourable, unprofessional or unbecoming a registrant; or
- (b) likely to bring the sector into disrepute or to undermine public confidence the regulation of registrants under the Act.

It is alleged that Bhogal failed to comply with the following sections of the General Regulation:

Protection of property

22.5 In carrying on business, a registrant shall not provide any person with access to real estate unless,

- (a) a registrant is present with the person; or
- (b) the owner of the real estate has consented in writing.

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 2, 2026