

**IN THE MATTER OF**

The Registrar, *Trust in Real Estate Services Act, 2002*,  
S.O. 2002, Chapter 30, Schedule C, as amended ("**Act**")

- and -

The Application for Registration of **HUSSNAIN HAMEED**

**NOTICE OF PROPOSAL TO REFUSE REGISTRATION**

**WHEREAS** Hussnain Hameed ("**Hameed**") has applied to be registered under the Act;

**AND WHEREAS** section 13 of the Act provides that the Registrar may refuse to register an applicant if, in the Registrar's opinion, an applicant is not entitled to registration under section 10 of the Act;

**AND WHEREAS** section 17 of the Act provides that a person whose registration was revoked may reapply for registration only if the time prescribed to reapply has passed, and new or other evidence is available or it is clear that material circumstances have changed;

**AND WHEREAS** section 9.1 provides that the Registrar shall refuse to grant registration if an applicant for registration does not meet the prescribed requirements, and shall provide written notice of and reasons for such refusal;

**AND WHEREAS** in the Registrar's opinion, Hameed has not met the prescribed requirements under section 17 of the Act, the Registrar hereby proposes to refuse his application for registration for the reasons that follow;

**AND WHEREAS** section 14 of the Act provides that where the Registrar proposes to refuse registration under section 13, the Registrar shall serve notice of the proposal on the applicant; and

**AND WHEREAS** in the Registrar's opinion, Hameed is not entitled to registration under section 10, the Registrar hereby proposes to refuse his application for registration for the reasons that follow.

#### **A. REASONS**

1. Hameed has failed to meet the prescribed requirements under section 17(b) of the Act because, in the Registrar's opinion, neither new or other evidence is available, nor has Hameed demonstrated that material circumstances have changed since his revocation.
2. In addition, Hameed is not entitled to registration on the following grounds:
  - a) pursuant to section 10(1)(a)(i) of the Act because, in the Registrar's opinion, having regard to the past and present financial position of Hameed and of his former brokerage, Hussnain Team P.R.E. Corporation o/a HH Homes Realty Brokerage ("**HH Homes**"), Hameed cannot reasonably be expected to be financially responsible in the conduct of business;
  - b) pursuant to section 10(1)(a)(ii) of the Act because, in the Registrar's opinion, Hameed's past and present conduct affords reasonable grounds for belief that he will not carry on business in accordance with law and with honesty and integrity;
  - c) pursuant to section 10(1)(c) of the Act because, in the Registrar's opinion, Hameed and HH Homes has carried on and is carrying on activities that are, if Hameed is registered, in contravention of the Act or its regulations; and
  - d) pursuant to section 10(1)(g) of the Act because, in the Registrar's opinion, registration would be contrary to the public interest.

## B. PARTICULARS

### IT IS ALLEGED AS FOLLOWS:

#### *Prior Misconduct and Revocation*

1. Hameed and HH Homes were previously registered under the Act. Their registrations were formally revoked on July 12, 2024, pursuant to a decision of the Licence Appeal Tribunal (“**Tribunal**”) issued on July 3, 2024 (the “**Decision**”).<sup>1</sup>
2. Hameed was the sole shareholder, officer, and director of HH Homes, and its broker of record at the time of revocation.
3. As set out in the Decision, Hameed and HH Homes’ revocations were the result of serious breaches of the Act, including unlawful trust disbursements to pay for personal trades and brokerage expenses, ongoing failure to eliminate a significant trust shortfall of \$341,772.81, despite the availability of funds, and a breach of an immediate suspension order.
4. Based on the above misconduct, the Tribunal found that:
  - a) Hameed and HH Homes could not be expected to be financially responsible contrary to sections, contrary to sections 10(1)(a)(i) and 10(1)(b)(i) and (ii) of the Act;
  - b) there were reasonable grounds to believe that Hameed and his brokerage would not carry on business in accordance with the law and with integrity and honesty, contrary to sections 10(1)(a)(ii) and 10(1)(b)(iii) of the Act;
  - c) Hameed and HH Homes had carried on activities that are in contravention of the Act and regulations, contrary to section 10(1)(c) of the Act; and
  - d) granting registration would not be in the public interest, contrary to section 10(1)(g) of the Act.
5. The Tribunal also specifically noted that terms and conditions would be insufficient to protect the public from Hameed and HH Homes given their disregard for the law, lack of honesty and

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<sup>1</sup> [Hussnain Team P.R.E. Corporation trading as HH Homes Realty Brokerage and Hussnain Hameed, 2024 CanLII 65408 \(ON LAT\).](#)

integrity, and ongoing failure to eliminate a trust shortfall despite testifying of the availability of funds to do so.

6. For these reasons, the Tribunal directed the Registrar to carry out the Notice of Proposal to revoke Hameed and HH Homes' registrations.
7. The same misconduct and concerns exist at present.
8. Further, in the Decision, the Tribunal found that there was a shortfall of \$341,772.81 in HH Homes' trust accounts at the time the Notice of Proposal was issued. Hameed agreed there was a shortfall but could not explain why it existed.
9. At present, a significant unpaid trust shortfall remains. Hameed has failed to eliminate the shortfall.

***Not Eligible to Reapply***

10. Hameed applied to become registered again as a broker under the Act on July 21, 2025 – which satisfied the time restriction for reapplying after being revoked as set out in section 17(a) of the Act.
11. However, Hameed has not satisfied the requirements for reapplying set out in section 17(b) of the Act. As part of his application, Hameed did not and has not:
  - a) provided or indicated the availability of new or other evidence relating to his revocation;  
or
  - b) demonstrated that material circumstances have changed since his revocation.
12. In fact, as previously noted, Hameed has not made up the shortfall in the Real Estate Trust Account that was caused by his misconduct.
13. Further, as part of his application, Hameed is disputing the finding in the Decision that he breached a suspension order without providing any new information in support of that claim.

### **C. RIGHT TO A HEARING**

Take notice that section 14 of the Act provides that an applicant is entitled to a hearing by the Licence Appeal Tribunal in respect of a proposal by the Registrar to refuse registration if WITHIN 15 DAYS after service of this Notice of Proposal (deemed to be on the third day after mailing by registered mail) the applicant mails or delivers notice in writing that a hearing is required to the following parties:

**TO:** The Registrar  
Licence Appeal Tribunal  
15 Grosvenor Street  
Toronto, ON M7A 2G6

**AND TO:** The Registrar  
Real Estate Council of Ontario  
1400-3300 Bloor St. West, West Tower  
Toronto, ON M8X 2X2

Section 14(4) of the Act provides that where the applicant does not require a hearing by the Tribunal, the Registrar may carry out the proposal. Any person who, while not registered, trades in real estate, subject to exceptions enumerated in the Act, is in contravention of the Act and is liable to prosecution.

Section 14(5) of the Act provides that where the applicant requires a hearing by the Tribunal, the Tribunal shall hold the hearing and may by order direct the Registrar to carry out the Registrar's proposal or may substitute its opinion for that of the Registrar and the Tribunal may attach conditions to its order or to a registration.

If an applicant requires a hearing regarding this proposal and further wishes to be represented by a lawyer or agent at the hearing, it is strongly advised that the applicant make these arrangements as soon as possible. The Registrar reserves the right to oppose any request by the applicant for an adjournment of the hearing in order for the applicant to make such arrangements.

### **D. NOTICE OF MOTION FOR COSTS**

If a hearing is requested as described in section C and, at any time during the course of proceedings arising from this request the Registrar believes the applicant has acted unreasonably, frivolously, vexatiously or in bad faith, the Registrar will make a request for an award of costs from the Tribunal, such costs to be paid by the applicant.

### **E. APPLICATION OF THE STATUTORY POWERS PROCEDURE ACT**

The Statutory Powers Procedure Act, R.S.O. 1990, Chapter S.22 as amended (“**SPPA**”) applies to the Tribunal. 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.

If a hearing is held as required by the applicant, the Registrar states that the good character, propriety of conduct or competence of the applicant shall be an issue in the hearing, and the Registrar has provided herein reasonable information of allegations with respect thereto.

### **F. FURTHER PARTICULARS/SUPPLEMENTAL NOTICE**

Please be aware that the Registrar may provide further or other particulars in respect of any matter raised herein, and/or may provide additional and further grounds in support of this proposal.

Lisa Key, Registrar  
*Trust in Real Estate Services Act, 2002*

Date: December 8, 2025