

IN THE MATTER OF

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

- and -

The Application for Registration of **RICHARD GLAZIER** as a Salesperson under the Act

NOTICE OF PROPOSAL TO REFUSE REGISTRATION

WHEREAS Richard Glazier (“**Glazier**”) is not registered under the Act;

AND WHEREAS Glazier has applied for registration as a Salesperson 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, the applicant is not entitled to registration under section 10 of the Act;

AND WHEREAS section 14 of the Act provides that where the Registrar proposes to refuse to grant a registration, the Registrar shall serve notice of the proposal on the applicant;

AND WHEREAS in the Registrar’s opinion, Glazier is not entitled to registration under section 10 of the Act, and as such the Registrar proposes to refuse to grant the registration for the reasons that follow.

A. REASONS

1. Glazier is not entitled to registration on the following grounds:
 - i. pursuant to section 10(1)(a)(ii) of the Act because in the Registrar's opinion, Glazier's past and present conduct affords reasonable grounds for belief that Glazier will not carry on business in accordance with law and with integrity and honesty; and
 - ii. pursuant to section 10(1)(g) of the Act because in the Registrar's opinion, it would be contrary to the public interest.

B. PARTICULARS

IT IS ALLEGED AS FOLLOWS:

Registration Background

2. Glazier was born on October 28, 1999 and has never been registered under the Act.
3. On or about June 17, 2025, Glazier submitted an application for a new registration as a salesperson to the Real Estate Council of Ontario ("**RECO**").
4. Question number 6 on Glazier's application for registration asked the following:

Are there currently any charges pending, or have you ever been found guilty, pleaded guilty to, or been convicted of an offence under any law, or are you an officer, director, majority shareholder of a corporation or partner of a partnership to which the preceding statement applies?
5. Glazier answered "no" to question number 6, but later corrected the response to "yes" via a Notice of Change – Disclosure Amendment Form, dated June 22, 2025, after RECO notified him that his answer was inconsistent with his criminal record and judicial matters check.

Recent Criminal Convictions and Conduct

6. A review of Glazier's past criminal conduct includes the following criminal convictions:
 - i. Glazier was arrested on March 7, 2019 and subsequently plead guilty on January 23, 2020 to charges relating to the importation of over 500 grams of a schedule I substance (MDMA) into Canada from Europe. He was sentenced to two (2) years in a

federal penitentiary. Glazier was released on parole and court-ordered conditions on or about August 27, 2020.

- ii. Following his release from prison but while still on parole and court-ordered conditions, Glazier was arrested again on June 10, 2021 after police found over 277 grams of cocaine, other drugs, cash and multiple firearms at his residence.
 - iii. On March 1, 2022, Glazier plead guilty to possession of a schedule I substance (cocaine) for the purpose of trafficking, possession of crime proceeds, possession of a prohibited/restricted firearm with ammunition and breaching a weapons prohibition order. Glazier's arrest and conviction occurred while he was still on parole stemming from his 2020 conviction. Glazier received a concurrent sentence of 693 days and one (1) year for the mandatory weapons prohibition.
 - iv. While in custody, Glazier was found guilty of possession of 149 grams of marijuana and several other items considered as contraband in his cell.
 - v. Glazier was released from prison in February 2023 and his parole conditions concluded in January 2025; approximately one (1) year ago from the date of issuance of this Notice of Proposal.
7. A consistent pattern of non-compliant behavior, namely with a variety of criminal laws relating to the trafficking of narcotics and firearms, all within recent years, have led to a number of criminal convictions. The aforementioned criminal convictions also include a number of court-ordered conditions that were violated.
 8. Glazier's level of involvement in the unlawful business of trafficking serious illicit substances, for which his sentence and parole conditions have only recently been completed, affords reasonable grounds for belief that he will not carry on business in accordance with law and with integrity and honesty.
 9. Further, it is contrary to the public interest that Glazier be granted a registration under consumer protection legislation to work in the regulated business of real estate trading.

C. RIGHT TO A HEARING

Take notice that Section 14 of the Act provides that a registrant is entitled to a hearing by the Licence Appeal Tribunal (“**Tribunal**”) in respect of a proposal by the Registrar to revoke 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 registrant mails or delivers notice in writing that a hearing is required to the following parties:

TO: The Registrar
Licence Appeal Tribunal
15 Grosvenor St., Ground Floor
Toronto, ON M7A 2G6

AND TO: Registrar
Real Estate Council of Ontario
3300 Bloor Street
West Tower, Suite 1400
Toronto, ON M8X 2X2

Section 14(4) of the Act provides that where the registrant 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 registrant 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 a registrant 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 registrant make these arrangements as soon as possible. The Registrar reserves the right to oppose any request by the registrant for an adjournment of the hearing in order for the registrant 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 registrant 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 registrant.

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 registrant the Registrar states that the good character, propriety of conduct or competence of the registrant 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

The registrant may be sent further or other particulars in respect of any matter herein or in respect of any other matter including further grounds for revocation of registration.

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

Date March 3, 2026