

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 Registration of **RAMANPREET GILL** registered as **RAMAN GILL** as a Broker under the
Act

- and -

The Registration of **CHAMPS REAL ESTATE BROKERAGE INC.** as a Brokerage under the
Act

NOTICE OF PROPOSAL TO REVOKE REGISTRATION

WHEREAS Ramanpreet Gill, registered as Raman Gill (“**Gill**”) is registered as a broker under
the Act;

AND WHEREAS Champs Real Estate Brokerage Inc., (“**Champs RE**”) is registered as a
brokerage under the Act;

AND WHEREAS Section 13 of the Act provides that the Registrar may revoke a registration if, in the Registrar's opinion, a registrant 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 revoke the registration of a registrant, the Registrar shall serve notice of the proposal on the registrant;

AND WHEREAS in the Registrar's opinion, Gill and Champs RE are not entitled to registration under Section 10 of the Act and the Registrar proposes to revoke the registration of Gill as a broker, and to revoke the registration of Champs RE as a brokerage, for the reasons that follow;

TAKE NOTICE THAT PURSUANT TO SECTIONS 13 AND 14 OF THE ACT, THE REGISTRAR IS PROPOSING TO REVOKE THE REGISTRATION OF GILL AS A BROKER AND THE REGISTRATION OF CHAMPS RE AS A BROKERAGE.

A. REASONS

1. Gill is not entitled to registration on the following grounds:

- a) Pursuant to section 10(1)(a)(i) of the Act, because, having regard to Gill's financial position or the financial position of an interested person in respect of Gill (namely Champs RE), Gill 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, Gill's past conduct, and/or the past conduct of an interested person in respect of Gill (namely Champs RE), affords reasonable grounds for belief that he will not carry on business in accordance with law and with integrity and honesty;
- c) pursuant to section 10(1)(c) of the Act, because Gill, and/or an interested party in respect of Gill (namely Champs RE), is carrying on activities that are 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, Gill's continued registration would be contrary to the public interest.

2. Champs RE is not entitled to registration on the following grounds:

- a) pursuant to section 10(1)(b)(i) of the Act, because, having regard to Champs RE's financial position, and/or the financial position of an interested person in respect of the corporation (namely Gill), Champs RE cannot reasonably be expected to be financially responsible conduct of its business;
- b) pursuant to section 10(1)(b)(ii) of the Act, because, having regard to the financial position of its officers or directors or an interested party in respect of its officers or directors (namely Gill), Champs RE cannot reasonably be expected to be financially responsible in the conduct of its business;
- c) pursuant to section 10(1)(b)(iii) of the Act, because the past conduct of Champs RE's officers or directors and/or of an interested person in respect of the corporation (namely Gill) affords reasonable grounds for belief that they will not carry on business in accordance with the law and with integrity and honesty;
- d) pursuant to section 10(1)(c) of the Act, because Champs RE, and/or an interested party in respect of Champs RE (namely Gill), is carrying on activities that are in contravention of the Act or its regulations; and
- e) pursuant to Section 10(1)(g) of the Act because, in the Registrar's opinion, Champs RE's continued registration would be contrary to the public interest.

B. PARTICULARS

IT IS ALLEGED AS FOLLOWS:

Registration History

- 3. Gill was first registered under the Act on or about February 19, 2015, and continues to be so registered.
- 4. Champs RE was first registered under the Act on or about April 11, 2022, and continues to be so registered.
- 5. Gill has been the Broker of Record and owner/operator of Champs RE since April 11, 2022.

Real Estate Trust Accounts

6. All brokerages are required under the Act to have and maintain a real estate trust account (“**RETA**”).
7. The primary purpose of a RETA is for receiving and disbursing funds relating to trades in real estate. Deposit funds for real estate trades flow into and out of a brokerage’s RETA.
8. The Act sets out several requirements relating to the operation of a RETA – including record keeping requirements in connection to deposits and disbursements.
9. The Act also requires that a brokerage and its broker of record prepare monthly reconciliations of the brokerage’s RETA.

Inspection History

10. On or about October 29, 2024, a RECO inspector conducted an inspection of the real estate books and records for Champs RE for the months of June 2024 – October 2024.
11. The inspection determined, amongst other things, no reconciliations were being completed and that as of the end of October 2024, the RETA of Champs RE (“**CRETA**”) had a shortfall of \$21,400.

Investigation

12. Based on the inspector’s findings, the matter was transferred to RECO’s investigation department.
13. Upon reviewing the records of the CRETA, a RECO investigator determined the following:
 - a) Multiple improper and unauthorized disbursements had been made from the CRETA, beginning in June 2024;
 - b) The brokerage had not prepared reconciliations for the CRETA in a timely manner for several months; and
 - c) The brokerage had not deposited sufficient funds to correct shortfalls in the CRETA as required by the Act.

14. The investigation identified continuing issues with the operation of the brokerage and the CRETA, including continued improper and unauthorized disbursements transfers from the CRETA in November and December 2024.
15. The improper disbursements included the transfers from the CRETA to the brokerage's general account ("GA") in small amounts ranging from \$100 to \$1,000. Funds from the GA would then be transferred to other accounts via e-transfer or used for personal expenses.
16. On December 6, 2024, a RECO investigator conducted an interview with Gill at the offices of Champs RE where Gill stated the following:
 - a) Gill was the only individual who had signing authority to the CRETA;
 - b) The brokerage had not completed monthly reconciliations since the brokerage last employed administrative personnel in September or October 2023;
 - c) Gill claimed an employee was responsible for mistakenly making unauthorized withdrawals from the CRETA; and
 - d) The brokerage had not deposited sufficient funds to correct shortfalls in the CRETA.
17. Currently, no monthly reconciliation statements have been prepared for the outstanding months. Without the relevant trade and reconciliation documents, RECO is unable to determine the account liabilities of Champs RE.
18. Based on the limited information provided, the balances of the accounts of Champs RE are as follows:
 - a) As of March 31, 2025, the GA balance was \$83.19
 - b) As of April 8, 2025, the CRETA balance was \$0.
 - c) As of April 8, 2025, the Commission Trust Account balance was \$1,812.52.
19. Gill and/or Champs RE (as the case may be) have not complied with their respective legislative obligations under the Act regarding the operation of the brokerage and the CRETA, including the following provisions:
 - a) Section 12 and 27 of the Act;
 - b) Sections 7 and 30 of the *General Regulation* to the Act (O. Reg. 567/95); and

- c) Sections 13 and 14 of the *Educational Requirements, Insurance, Records and Other Matters Regulation* to the Act (O. Reg. 579/05).

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 (the “**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 to the following parties that a hearing is required:

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

AND TO: The Registrar
Real Estate Council of Ontario
1400-3300 Bloor St. W, West Tower
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 and that any person who, while not registered, trades in real estate is, subject to exceptions enumerated in the Act, in contravention of the Act and is liable to prosecution.

Section 14(5) of the Act provides that where a registrant requires a hearing by the Tribunal, the Tribunal shall appoint a time for and 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.

Joseph Richer, Registrar
Trust in Real Estate Services Act, 2002

April 16, 2025

Date