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**IN THE MATTER OF A DISCIPLINE PROCEEDING HELD PURSUANT TO THE  
*TRUST IN REAL ESTATE SERVICES ACT, 2022***

**BETWEEN:**

**REAL ESTATE COUNCIL OF ONTARIO**

**- AND -**

**KAI REN**

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**DISCIPLINE DECISION AND REASONS FOR DECISION**

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Subject to Rule 4.02 of the Discipline and Appeals Committee Rules of Practice (*TRESA 2002*), I, the Chair of the Discipline Committee (*TRESA 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 2(a)(b), 12(2) and 13(3)(a)(b) of the *TRESA 2002* Code of Ethics.

**ORDER:** Fine of \$15,000.00 payable to RECO not later than six (6) months after the date of the Decision of the Discipline Committee in this matter: November 6, 2026.

Successful completion of the “*REIC 2600 Ethics in Business Practice*” course and provide proof of completion to RECO not later than six (6) months after the date of the Decision of the Discipline Committee on this matter, and to provide proof of completion to RECO within 30 days of completion of the course.

**WRITTEN REASONS:** *attached*

## 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, Ren was a registrant and the designated Broker of Record for Brokerage A (the "**Brokerage**").

#### *Brokerage Inspection*

2. An inspection of the Brokerage was carried out by a RECO Inspector in July 2025.
3. The inspection identified deficiencies in the performance of Ren's statutory obligations as a Broker of Record.
4. In particular:
  - a) in January 2025, Ren received a consumer's deposit cheque. Ren failed to deposit the cheque into the Brokerage's Real Estate Trust Account ("**RETA**") until June 2025; and
  - b) Ren did not ensure reconciliation statements for January and February 2025 for the RETA were completed properly or within the required timeframe specified by the Act.
5. Upon being advised of the deficiencies, Ren took the following actions, both of which are considered to be mitigating factors in relation to the conduct at issue:
  - a) Ren acknowledged and took personal responsibility for the breaches of the Act; and

- b) Ren sought the advice and direction of a Chartered Professional Accountant and has implemented practices and procedures within the Brokerage to ensure properly handling of consumer funds and the RETA going forward, including engaging an accountant to review trust account reconciliations on a quarterly basis going forward.

## **SUMMARY OF AGREEMENTS**

### **It is agreed that Ren failed to comply with the Act and Regulations as follows:**

- A. By not ensuring the deposit of consumer funds within five (5) business days, Ren failed to comply with section 12(2) of the Act.
- B. By not ensuring the timely and proper completion of RETA reconciliation statements by the Brokerage, Ren failed to comply with section 12(2) of the Act and section 13(3) of the *Educational Requirements, Insurance, Records and Other Matters Regulation*.
- C. By engaging in conduct likely to bring the sector into disrepute or to undermine public confidence in the regulation of registrants due to Ren's actions/omissions as set out in paragraphs A and B, contrary to section 2 of the *Code of Ethics*.

### **It is agreed that Ren failed to comply with the following section of the Act:**

#### Duties

(2) The broker of record shall ensure that the brokerage complies with this Act and the regulations.

### **It is agreed that Ren failed to comply with the following section of the *Educational Requirements, Insurance, Records and Other Matters Regulation (O. Reg. 579/05)*:**

- (3) The brokerage's broker of record shall, within the time referred to in subsection (1),
  - (a) review the reconciliation statement; and
  - (b) sign and date the reconciliation statement to indicate that he or she has reviewed it.

**It is agreed that Ren failed to comply with the following section of the *Code of Ethics* (O. Reg. 365/22):**

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.

**AGREED PENALTY**

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

To pay a fine of **\$15,000.00** not later than six (6) months after the date of the Decision of the Discipline Committee in this matter; and

To successfully complete the following courses by the identified completion date and provide proof of completion to RECO within 30 days of completion of the courses:

<b>Course Title and Provider</b>	<b>Completion Date</b>
REIC 2600: Ethics in Business Practice	Within six (6) months of the date of the Decision of the Discipline Committee in this matter.

**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 (*TRESA 2002*) concluded that the Respondent breached Sections 2(a)(b), 12(2) and 13(3)(a)(b) of the *TRESA 2002* Code of Ethics. The Chair of the Discipline Committee (*TRESA 2002*) is also in agreement with the joint submission of the Parties as to penalty and accordingly makes the following order:

1. REN, Kai is ordered to pay a fine in the amount of \$15,000.00, payable to RECO, not later than six (6) months after the date of the Decision of the Discipline Committee in this matter.
2. REN, Kai is ordered to successfully complete the “*REIC 2600 Ethics in Business Practice*” course within six (6) months of the date of the Decision of the Discipline Committee in this matter, and to provide proof of completion to RECO within 30 days of completion of the course.

*Released: May 6, 2026*