

**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 **Tarnjit Aujla** as a Salesperson under the Act

**NOTICE OF PROPOSAL TO REFUSE REGISTRATION**

**WHEREAS** Tarnjit Aujla (“**Aujla**”) is not registered under the Act;

**AND WHEREAS** Aujla 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, Aujla 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. Aujla is not entitled to registration on the following grounds:
  - a) pursuant to section 10(1)(a)(ii) of the Act, because Aujla's past and/or present conduct affords reasonable grounds for belief that he will not carry on business in accordance with law and with integrity and honesty;
  - b) pursuant to section 10(1)(a)(iii) of the Act, because Aujla made false statements in an application for registration; and
  - c) pursuant to section 10(1)(g) of the Act, because it would be contrary to the public interest.

## B. PARTICULARS

### IT IS ALLEGED AS FOLLOWS:

#### *RECO Registration*

2. Aujla has never been registered under the Act.
3. On or about October 12, 2024, RECO received the application for registration from Aujla. The sponsoring brokerage was Homelife G1 Realty Inc.
4. On Aujla's application for registration, Aujla indicated "yes" to question 5, which asked,  
  
"Have you ever had a registration and/or licence or professional status of any kind refused, suspended, revoked, or cancelled and/or have you been involved in any proceeding during which you resigned a registration or licence or professional status of any kind, or are there any proceedings pending, or are you an officer, director, majority shareholder of a corporation or partner of a partnership to which the preceding statement applies?"
5. On Aujla's application for registration, Aujla indicated "yes" to question 6, which asked,  
  
"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?"
6. Following the affirmative response to questions 5 and 6, Aujla was required to provide RECO with the following information:

- a) The full particulars in relation to question 5 on a signed and dated statement.
  - b) An original Canadian Criminal Record and Judicial Matters Check (“**CRJMC**”), dated within 6 months of submission of application.
  - c) The full particulars in relation to question 6 on a signed and dated statement, which includes a charge where a conditional discharge or an absolute discharge has been granted.
7. On or about November 14, 2024, Aujla provided RECO with a CRJMC. Aujla stated that the CRJMC contained one conviction for a “DUI back in 2012”.
8. On or about November 14, 2024, RECO emailed Aujla and requested the following:
- a) A Law Society of Ontario (“**LSO**”) search indicated Aujla’s licence was suspended for three months effective May 2, 2022. Please provide an explanation of this event in your own words.
  - b) A review of the LSO’s decision indicated there was an undisclosed criminal conviction that was not reported to them. Please provide the below in support of this event:
    - i. an explanation of the circumstances leading up to the uttering a death threat conviction;
    - ii. a copy of the court transcripts for plea proceedings and judge’s reasons for sentencing;
    - iii. any applicable court orders related to this conviction; and
    - iv. a copy of the court information sheet.
  - c) A review of the criminal record and judicial matters check indicates a 2012 DUI. Please provide the below in support of this disclosure:
    - i. an extended driver’s abstract which can be obtained from Service Ontario; and
    - ii. an explanation of the circumstances leading up to the event.

9. On or about January 15, 2025, Aujla provided RECO with a response to the request for further particulars, and provided the following information:
  - a) Aujla explained the events that led to his May 2, 2022, LSO 3-month suspension, which was the result of a conditional discharge he received in September 2020 for uttering threats.
  - b) Aujla explained the LSO's decision of undisclosed criminal conviction, stating, "I failed to report this incident to the Law Society because I was unaware that these charges triggered an obligation to report given that it was a summary offence and not an indictable offence and was related to a personal matter and not my profession as a lawyer."
  - c) Aujla explained the 2012 DUI, stating, "In 2010, I made a regrettable decision that has since shaped my outlook on responsibility and accountability related to Driving Under the Influence" and "I fully acknowledge my mistake at the time, pled guilty to the offence, and accepted the consequences. This experience was a turning point for me, and I have taken it to heart. Since then, I have committed to making safer decisions and ensuring that such an error is never repeated."
10. Aujla failed to disclose on his RECO application three past criminal convictions, dating back to 2002 – 2009.
  - a) In 2001/2002, Aujla was charged with assault arising out of an incident at a bar. Per the disposition, Aujla entered into a recognizance under section 810 of the *Criminal Code of Canada*, and the assault charge was withdrawn.
  - b) In 2005, Aujla was charged with breaching curfew condition of his recognizance after police officers encountered him in a bar. Per the disposition, Aujla entered a guilty plea and given a condition discharge.
  - c) In 2009, Aujla was charged with criminal harassment of a former girlfriend. Per the disposition, Aujla received a conditional discharge and one-month probation.
11. Aujla also failed to disclose on his RECO application that there was a decision pending from the LSO regarding Aujla's licence to practice law in Ontario. Aujla's LSO licencing hearing took place on July 11-12, 2024, and the decision was released January 20, 2025. In the

meantime, Aujla applied for registration with RECO. At not point on Aujla's application for registration with RECO did Aujla inform RECO of the pending decision from the LSO regarding his licencing revocation hearing.

12. On or about January 22, 2025, Aujla provided RECO with the LSO decision, stating that the LSO revoked his licence to practice law due to Aujla's failure to disclose certain past criminal matters in his 2015 LSO application.

***Other Regulatory Background – LSO Regulatory History and Revocation***

13. On or about May 9, 2022, Aujla was found to have engaged in professional misconduct and conduct unbecoming a licensee on the following established allegations:

- a) Aujla engaged in conduct unbecoming a licensee, contrary to s. 33 of the *Law Society Act*, by committing the criminal offence of uttering a death threat against his spouse contrary to s. 264.1(1)(a) of the *Criminal Code of Canada*, as found by the Honourable Justice Susan Magotiaux of the Ontario Court of Justice in Ottawa, Ontario on September 24, 2020, and for which Aujla was granted a conditional discharge with a term of probation for 18 months.
- b) Between March 2019 and September 2019, Aujla engaged in professional misconduct when he failed to report his criminal charges to the Law Society, contrary to By-Law 8, s. 2 and Rule 7.1-4.4 of the *Rules of Professional Misconduct* (the Rules).
- c) Between March 2019 and October 2019, Aujla engaged in conduct unbecoming a licensee, contrary to s. 33 of the Law Society Act, when he improperly interfered with the accreditation and licencing process of his former spouse.
- d) Between November 2019 and September 2020, the respondent engaged in professional misconduct when he communicated with his former spouse's counsel in a manner that was discourteous, uncivil, in bad faith, and otherwise unprofessional, contrary to Rules 3.2-1, 7.2-1 and 7.2-4.

14. On or about May 9, 2022, the Law Society Tribunal – Hearing Division ordered that:

- a) Aujla's licence shall be suspended for a period of three months effective immediately.
  - b) Aujla shall comply fully with the terms of the Law Society's Guidelines for Lawyers Who Are Suspended or Who Have Given an Undertaking Not to Practice while suspended pursuant to this order.
  - c) Aujla shall pay costs to the Law Society in the amount of \$8,500 on or before the deadline of November 9, 2023. This deadline may be extended by the Law Society in accordance with the by-laws. Interest shall accrue on any overdue part of those costs at a rate of 2% per year.
15. On or about November 11, 2022, by Notice of Referral for Hearing, the Law Society referred Aujla's application for a L1 licence to the Law Society Tribunal – Hearing Division for a hearing to be held pursuant to s. 27(4) of the *Law Society Act*.
16. On or about January 20, 2025, the Hearing Division of the Law Society Tribunal ordered that Aujla is deemed not to have met the requirements for issuance of a licence under the Law Society Act.
17. Aujla is no longer licenced by the LSO and is not permitted to practice law.

### 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 (the "**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 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 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 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 an 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**

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

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

Date December 15, 2025