

**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 **KULJIT KANG** as a Salesperson under the Act

**NOTICE OF PROPOSAL TO REFUSE REGISTRATION**

**WHEREAS** Kuljit Kang (“**Kang**”) is not registered under the Act;

**AND WHEREAS** Kang 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, Kang 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. Kang is not entitled to registration on the following grounds:
  - a) pursuant to section 10(1)(a)(ii) of the Act because in the Registrar's opinion, Kang's past and present conduct affords reasonable grounds for belief that Kang 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 in the Registrar's opinion, Kang has made a false statement in an application for registration; and
  - c) 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:

2. Kang was first registered under the Act in August 2007.
3. Kang's registration lapsed on July 7, 2022 when she was employed as a Salesperson with Re/Max Realty Specialists Inc.
4. In or around July 2024, Kang filed an application for reinstatement but abandoned her application.
5. On April 10, 2025, Kang filed another application for reinstatement.
6. Section 28(1)(c) of the Act requires registrants to update any information included in their application for registration within 5 days after the change takes place and they are also required to specify the nature of the change.

### ***Prior Conduct and Applications for Registration***

7. On or about December 30, 2014, Kang was arrested by Peel Regional Police Service and subsequently plead guilty to operating a motor vehicle while impaired by alcohol (the "**December 2014 conviction**").
8. Kang failed to notify the Registrar of the change in information regarding the December 2014 conviction as required under the Act.

9. On or about September 12, 2017, Kang was arrested by the Ontario Provincial Police for failing to provide a breath sample after she was pulled over due to reports that she was driving erratically (the “**September 2017 charges**”)
10. Kang failed to notify the Registrar of the change in information regarding the September 2017 charges as required under the Act.
11. On January 14, 2020, after her registration with the Real Estate Council of Ontario (“**RECO**”) had lapsed, Kang submitted an application for reinstatement. In the process of doing so, Kang voluntarily disclosed the December 2014 conviction, but failed to disclose the September 2017 charges as part of this application.
12. Upon RECO’s request for further particulars stemming from Kang’s disclosure of the December 2014 conviction, Kang advised as follows: “*Just for the record, i was convicted for criminal offense of impaired driving on December 30, 2014. There was an error of my explanation stating 2016 instead of 2014. I've had minor road side traffic tickets since then, but nothing criminal other than the December 30, 2014, charge.*”
13. Kang did not disclose the September 2017 charges as part of her application for reinstatement.
14. Kang’s application for reinstatement in 2020 was granted on July 7, 2020, but was subject to a warning letter and Registrar’s Conditions for failing to report the December 2014 conviction. The Registrar’s Conditions required Kang to immediately report any changes in information in writing to RECO.
15. Kang was convicted in September 2021 as a result of the September 2017 charges (the “**September 2021 conviction**”).
16. Kang failed to notify the Registrar of the change in information regarding the September 2021 conviction as required under the Act.
17. Kang’s registration lapsed on July 7, 2022.
18. On or about April 10, 2024, Kang was arrested and subsequently charged with providing false information to police and public intoxication (the “**April 2024 charges**”).
19. In or around July 2024, Kang filed an application for reinstatement.
20. In response to Kang’s application for reinstatement, RECO obtained an updated criminal check evidencing the September 2021 conviction, but she later abandoned it after she did not respond to requests for further particulars.

21. Kang, again, filed a new application for renewal on or about April 10, 2025.
22. On or about July 16, 2025, Kang was arrested by Peel Regional Police Service and subsequently charged with assault (the “**July 2025 charges**”).
23. On or about August 20, 2025, Kang was arrested by Peel Regional Police Service and subsequently charged with assault and a failure to comply with a release order (the “**First August 2025 charges**”).
24. On or about August 29, 2025, Kang was arrested by Peel Regional Police Service and subsequently charged with failure to comply with a release order (the “**Second August 2025 charges**”).
25. Kang did not voluntarily disclose the July 2025 charges, the First August 2025 charges or the Second August 2025 charges to RECO within the prescribed timeframe to do so, or otherwise, despite having submitted an application for registration.
26. Based on Kang’s repeated pattern of non-disclosure in her applications for registration, it is the Registrar’s opinion that Kang has provided false and/or misleading information on several applications for renewal under the Act.
27. Further, in reviewing the underlying conduct leading to the criminal charges and convictions, including the sheer volume, Kang’s conduct leads the Registrar to believe that her past conduct gives reasonable grounds to believe that she will not carry on business in accordance with law and with integrity and honesty and/or that her registration would be contrary to the public interest.

### 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 5, 2026