



Case Summary

Respondent's Name:	Qiang Fu
Forum:	Discipline Committee
Decision:	In violation of the Code of Ethics Fine of \$4,000
Date of Decision:	March 9, 2021

Summary

Fu represented the buyers of a residential property. The listing for the property stated that the property included a fully finished basement apartment. However, the apartment had not been approved by the local municipality and hence was not legal.

The buyers complained that they were not advised that the apartment was not legal. Fu's position was that he orally informed the buyers that the apartment was not legal but did not do so in writing. To avoid legal costs and to ensure that the buyers were satisfied with the service he provided, Fu paid the buyer \$15,000 to resolve the dispute.

The Discipline Committee found that Fu breached two sections of the Code of Ethics: 5 and 38, and he was ordered to pay a fine of \$4,000.

[Read the complete Discipline Committee decision.](#)