



Case Summary

Respondent's Name:	Masoumeh Mirzaei Ghourtlar registered as Mona Mirzaei Ghourtlar
Forum:	Discipline Committee
Decision:	In violation of the Code of Ethics Fine of \$10,000 and 2 Courses
Date of Decision:	March 16, 2021

Summary

Ghourtlar represented both the buyers and sellers in a residential property transaction. A total of eight offers were submitted and they were all reviewed by the sellers on an advertised offer review date.

However, Ghourtlar did not disclose at least one of the following to each of the seven unsuccessful buyers and/or their representatives:

- that Ghourtlar's brokerage was representing three of the eight potential buyers;
- that Ghourtlar was the brokerage representative for one of the buyers;
- that the total commission payable by the sellers would be reduced by 1% if the sellers accepted the offer of Ghourtlar's buyers; and
- the total number of offers received.

Ghourtlar took full responsibility for the non-disclosures, stating that it was the first time dealing with a multiple offer situation that became an extreme situation which caused her to make some unfortunate and regrettable errors.

The Discipline Committee found that Ghourtlar breached seven sections of the Code of Ethics: 2(1) in relation to 25(1) and 26(1) and 3, 17, 38 and 39 and she was ordered to pay a fine of \$10,000 and complete two courses in compliance and ethics.

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