



Real Estate Council of Ontario

Case Summary: ROGER RICHARD GUERTIN (registered as ROGER R. GUERTIN) and NAHRAINE NINA KAKO (registered as NINA KAKO)

Forum	Discipline Committee
Decision	In violation of the Code of Ethics Fine of \$6,500.00 payable jointly and severally
Date of Decision	August 10, 2020

Summary

In representing the sellers of a property, Guertin and Kako failed to make reasonable inquiries of the sellers, and give advice on the terms of an agreement of purchase of sale, regarding the ownership status of major appliances. The hot water tank and the air conditioner were rentals and the furnace was financed.

Prior to closing, the sellers were surprised to learn that they needed to buy out the rental and loan contracts in order to close the transaction.

The registrants were found to have violated sections 4, 5, 6(1) and 38 of the Code of Ethics.

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

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