



Real Estate Council of Ontario

Case Summary: Younus Syed Ali

Forum	Discipline Committee
Decision	In violation of the Code of Ethics Fine of \$5,000.00
Date of Decision	May 28, 2020

Summary

Ali represented the buyers who had entered into an Agreement of Purchase and Sale (“APS”) with respect to a property. The APS was conditional upon inspection of the property by a home inspector and obtaining a report satisfactory to the buyers. The APS further provided the buyers the right to re-visit the property two further times prior to completion.

Ali scheduled a time for the home inspector to attend the property. Ali provided the home inspector with the lockbox code. The home inspector then attended at the property without Ali, used the code Ali had provided to open the lockbox, and entered the property.

Having reviewed an Agreed Statement of Facts and Penalty and Waiver of Hearing, the Discipline Committee found that Ali breached sections 3 and 39 of the Code of Ethics. Ali was ordered to pay a fine of \$5,000 on or before May 11, 2021.

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