



Real Estate Council of Ontario

Case Summary: Hossein Mostafavi

Forum	Licence Appeal Tribunal (LAT or “the Tribunal”)
Decision	Registration as broker refused
Date of Decision	December 5, 2018

Summary

Mostafavi applied for reinstatement of his registration as a broker. The Registrar refused the application. Mostafavi appealed the Registrar’s decision to the Licence Appeal Tribunal.

The Tribunal made the following findings of facts with respect to Mostafavi:

- He misappropriated deposit trust funds from a consumer;
- He induced a breach of a buyer representation agreement in order to receive a financial benefit;
- He changed a term of a listing agreement without notifying his client;
- He preferred the interests of one client over the other;
- He illegally evicted a tenant;
- He changed or falsified a mutual release document; and
- The trust account of his brokerage, Mr Most Realty Inc., for which he was broker of record, was repeatedly in a shortfall position.

As a result of these facts, the Tribunal found that there were reasonable grounds to believe he would not carry on business in accordance with law, integrity and honesty. The Tribunal ordered the Registrar to refuse the registration of Mostafavi.

Read the complete LAT decision [here](#).