



Real Estate Council of Ontario

Case Summary: Sin Serena Lam (known as Serena Lam)

Forum	Ontario Court of Justice
Decision	Convicted on one count of contravening REBBA, sentenced to \$2,500 fine
Date of Decision	March 1, 2019

Lam improperly took an “entry fee” payment from a consumer in exchange for assisting the consumer to purchase a property in a popular preconstruction development. The “entry fee” funds were repaid to the consumer once a RECO investigation was opened.

This conduct breached REBBA section 31(2), which mandates that no salesperson shall accept any commission or remuneration for trading in real estate from any person except the employing brokerage. Lam was convicted on one count of contravening REBBA and sentenced to a \$2,500 fine.