



Real Estate Council of Ontario

Case Summary: Krystalynn Manu

Forum	Ontario Court of Justice
Decision	Pled guilty to: one count of furnishing false documents and fined and one count of accepting commission from a person other than her brokerage, and fined \$7,000; one count of failing to report a change in information previously submitted on an application, sentence suspended; and one count of furnishing false information on an application, sentence suspended. Ms. Manu was also ordered to pay restitution of \$3,500 and was placed on probation for one year.
Date of Decision	October 1, 2018

Summary

The offences arose from two real estate transactions. The first was a rental transaction in which Ms. Manu purported to represent an applicant for the lease, when in fact she was the applicant. Ms. Manu prepared a false rental application, two false employment letters and a misleading credit report in support of the application. On the basis of the false documents submitted, the landlord accepted the application and Ms. Manu took possession of the rental premises. Ms. Manu then failed to pay the rent. As a result, the landlord initiated a proceeding at the Landlord Tenant Tribunal and unwittingly obtained an order against an innocent consumer.

In a separate transaction, Ms. Manu obtained a commission cheque payable to her brokerage and deposited it into her personal bank account. She later repaid the commission funds to her brokerage.

In the course of the investigation of these offences, RECO became aware that Ms. Manu had failed to update her address with the Office of the Registrar and had failed to disclose on an application for registration that she was employed as a financial advisor.

Through these acts and omissions Ms. Manu contravened sections 31(2), 35 and 40(1)(a) of the Act and section 34(1) of O. Reg. 567/05. She was fined a total of \$7,000 on two charges and received a suspended sentence on the remaining two charges. Ms. Manu was also ordered to pay restitution of \$3,500 to a consumer and put on probation for one year.