



Real Estate Council of Ontario

Case Summary: Weitao (Vito) Qu

Forum	Ontario Court of Justice
Decision	Convicted of two counts of contravening REBBA and sentenced to fines totaling \$20,000
Date of Decision	July 10, 2019

Qu created a false appraisal for a property he owned. The false appraisal valued the property at a significantly greater amount than its actual market value. In preparing the false appraisal, Qu forged the signature of an actual certified property appraiser.

Qu submitted the false appraisal to a mortgage broker in support of an application for mortgage financing for another property Qu had purchased.

Qu pleaded not guilty to the charges and was convicted after a trial of breaching the *Real Estate and Business Brokers Act, 2002*. More particularly, Qu was found to have violated section 34 (falsifying any information or documents relating to a trade in real estate) and section 35 (furnishing any false information or documents relating to a trade in real estate).

Qu was sentenced to total fines of \$20,000 made up of a \$10,000 fine for each offence.