



**Real Estate Council of Ontario**

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## Case Summary: Ying Xue o/a Sophie Xue

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<b>Forum</b>	Ontario Court of Justice
<b>Decision</b>	Convicted on five counts of contravening REBBA.
<b>Date of Decision</b>	January 8, 2018

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### Summary

These convictions stemmed from Xue's failure, as broker of record of Aimhome Realty Inc., to ensure that the brokerage complied with the Act and its Regulations.

The brokerage was found to have breached the Act and/or Regulations as follows:

1. Failure to properly prepare trust reconciliation statements;
2. Failure to properly maintain a trust ledger;
3. Failure to deposit a trust deposit for a real estate transaction into the real estate trust account within five days; and
4. Failure to renew the registrations of two branch offices.

For these breaches of the Act and Regulations, the brokerage was sentenced to a fine of \$15,500.

These actions, on the part of Xue, breached REBBA section 12(2) and Xue was convicted of five counts of contravening REBBA, and received suspended sentences for each count.