



Real Estate Council of Ontario

Case Summary: Zhi Zhong Yan o/a Jaycee Yan

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| Forum | Ontario Court of Justice |
| Decision | Convicted of two counts of contravening REBBA, sentenced to a \$5,000 fine. |
| Date of Decision | December 19, 2019 |

The convictions arose from Yan acting as an assistant to registrant under the Act while he was not registered under the Act. Yan had previously been registered but his registration had lapsed because he did not complete the required educational courses.

Yan went beyond the scope of what he could do as an unregistered assistant when dealing with a consumer. Yan dealt directly with the consumer respecting a property wherein the consumer entered into an agreement of purchase and sale for the property. He also provided the consumer with a business card from when he was previously registered that identified him as a salesperson.

Yan was found guilty of one count of trading while unregistered, in contravention of REBBA s. 4(1)(d) and one count of holding himself out, directly or indirectly, as a real estate salesperson, in contravention of REBBA s. 4(2)(a) after a trial. He was ordered to pay a \$5,000 fine.