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**IN THE MATTER OF A DISCIPLINE PROCEEDING HELD PURSUANT TO  
THE *TRUST IN REAL ESTATE SERVICES ACT, 2002***

**BETWEEN:**

**REAL ESTATE COUNCIL OF ONTARIO**

**- AND -**

**ZHICEN GUO (registered as CECILIA GUO)**

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**DISCIPLINE DECISION AND REASONS FOR DECISION**

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Subject to Rule 4.02 of the Discipline and Appeals Committee Rules of Practice (*TRESA 2002*), I, the Chair of the Discipline Committee (*TRESA 2002*) have reviewed and considered the Agreed Statement of Facts and Penalty together with the Waiver of Hearing submitted by the Parties to this proceeding and provide the following Order:

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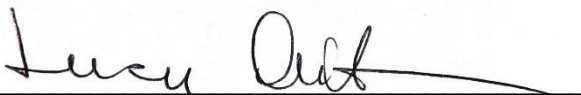
**FINDINGS:** In violation of Sections 2(a)(b) of the *TRESA 2002* Code of Ethics.

In violation of Section 22.5 (a)(b) of the General Regulation.

**ORDER:** Fine of \$6,500.00 payable to RECO no later than one hundred and twenty (120) days after the date of the Decision of the Discipline Committee: December 15, 2026

Successful completion of the "RECO 2026 Update – Professional Practice" course and provide proof of completion to RECO no later than sixty (60) days after the date of the Decision of the Discipline Committee, and to provide proof of completion to RECO within thirty (30) days of completion of the course.

**WRITTEN REASONS:** *attached*

  
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Lucy Aita  
Chair, Discipline Committee (*TRESA 2002*)

## **REASONS FOR DECISION**

### **INTRODUCTION**

This matter proceeded on the basis of an Agreed Statement of Facts and Penalty and Waiver of Hearing, pursuant to Rule 4.02 of the Rules of Practice (*TRESA 2002*).

The Agreed Statement of Facts and Penalty read:

#### **AGREED STATEMENT OF FACTS AND PENALTY**

It is agreed as follows:

1. At all relevant times, Guo was registered as a salesperson under the *Trust in Real Estate Services Act, 2002*, and employed at HomeLife Landmark Realty Inc. (“HomeLife Landmark”).
2. On or about July 10, 2025, Re/Max Hallmark Chay Realty Brokerage, with April Kummer as the sellers’ representative (the “Sellers’ Representative”), represented a property for sale at 135 Samuel Lount Road, Holland Landing, (the “Property”) on a local listing service.
3. HomeLife Landmark, with Guo as buyer representative, represented the buyer (the “Buyer”) who was interested in purchasing the Property.
4. On August 1, 2025, between 4:00 p.m. and 4:30 p.m., Guo had a scheduled viewing appointment at the Property.
5. At approximately 4:40 p.m., the sellers’ security camera captured the Buyer and his son entering the Property without Guo.
6. The sellers’ son, who was outside at the time, also witnessed the Buyer and his son entering the Property without Guo.
7. Guo advised the Sellers’ Representative that she took a wrong turn when driving to the Property and admitted releasing the door code to the Buyer.
8. The Sellers’ Representative subsequently complained to RECO about the unauthorized entry.

#### **SUMMARY OF AGREEMENTS**

**It is agreed that Guo failed to comply with the Code of Ethics (O. Reg. 365/22) and the General Regulation (O. Reg. 567/05) as follows:**

- A. Guo facilitated unsupervised and/or unauthorized access to the Property by failing to be in attendance with the Buyer during a viewing appointment and releasing the door code to the

Buyer to gain access to the Property, contrary to section 2 of the Code of Ethics, O. Reg. 365/22 and section 22.5 of the General Regulation, O. Reg. 567/05.

**It is agreed that Guo failed to comply with the following sections of the Code of Ethics (O. Reg. 365/22):**

Unprofessional conduct, etc.

2. A registrant shall not engage in any act or omission that, having regard to all of the circumstances, would reasonably be regarded as,

(a) being disgraceful, dishonourable, unprofessional or unbecoming a registrant; or

(b) likely to bring the sector into disrepute or to undermine public confidence the regulation of registrants under the Act.

**It is agreed that Guo failed to comply with the following sections of the General Regulation (O. Reg. 567/05):**

Protection of property

22.5 In carrying on business, a registrant shall not provide any person with access to real estate unless,

(a) a registrant is present with the person; or

(b) the owner of the real estate has consented in writing.

**AGREED PENALTY**

**The Respondent understands and agrees to the following penalty:**

To pay a fine of **\$ 6,500.00** no later than **one hundred and twenty (120) days** after the date of the Decision of the Discipline Committee.

To successfully complete the following courses or programs by the identified completion date:

| <b>Course Title (Provider)</b>           | <b>Completion date</b>                                                                          |
|------------------------------------------|-------------------------------------------------------------------------------------------------|
| RECO 2026 Update – Professional Practice | no later than <b>sixty (60) days</b> after the date of the Decision of the Discipline Committee |

To provide proof of completion to RECO within **thirty (30) days** of completion of the course.

**Respondent acknowledgements:**

1. I acknowledge that I have read and understand the penalty outlined herein and agree to the said terms and/or conditions.
2. I acknowledge my right to seek legal counsel in this matter before signing this agreement.
3. I agree, understand, acknowledge and consent to waiving my right to a hearing before the Discipline Committee.

**Waiver of hearing before the Discipline Committee:**

4. The parties consent to disposing of the matter without a hearing before the Discipline Committee and agree to the terms set out herein.
5. The parties request an Order from the Chair of the Discipline Committee that includes this Agreement of Facts and Penalty as a final settlement of this matter.

By signature below the Parties agree, acknowledge, understand and consent to the final settlement of this matter by way of this Agreed Statement of Facts and Penalty.

***[The Parties duly signed the Agreed Statement.]***

**DECISION OF THE CHAIR**

Having reviewed and considered the Agreed Statement of Facts, the Chair of the Discipline Committee (*TRESA 2002*) concluded that the Respondent breached Section 2(a)(b) of the *TRESA 2002* Code of Ethics; and Section 22.5 (a)(b) of the General Regulation.

The Chair of the Discipline Committee (*TRESA 2002*) is also in agreement with the joint submission of the Parties as to penalty and accordingly makes the following order:

1. GUO, Zhicen, registered as GUO, Cecilia, is ordered to pay a fine in the amount of \$6,500.00, payable to RECO, no later than one hundred and twenty (120) days after the date of the Decision of the Discipline Committee.
2. GUO, Zhicen, registered as GUO, Cecilia, is ordered to successfully complete the “RECO 2026 Update – Professional Practice” course no later than sixty (60) days after the date of the Decision of the Discipline Committee, and to provide proof of completion to RECO within thirty (30) days of completion of the course.

Released: August 17, 2026