
**IN THE MATTER OF A DISCIPLINE PROCEEDING HELD PURSUANT TO THE
REAL ESTATE AND BUSINESS BROKERS ACT, 2002, S.O. 2002, c. 30, Sch. C**

BETWEEN:

REAL ESTATE COUNCIL OF ONTARIO

- AND -

GANG JIAN LI (registered as MICHAEL G. LI)

DISCIPLINE DECISION AND REASONS FOR DECISION

Subject to Rule 4.02 of the Discipline and Appeals Committee Rules of Practice (*REBBA 2002*), I, the Chair of the Discipline Committee (*REBBA 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:

FINDINGS: In violation of Sections 3, 4, 39 and 40 of the *REBBA 2002* Code of Ethics.

ORDER: Fine of \$10,500.00 payable to RECO not later than 10 months after the date of the Decision of the Discipline Committee:
July 5, 2027

Successful completion of "Anger Management – John Howard Society" course, no later than 10 months after the date of the Decision of the Discipline Committee, and to provide proof of completion to RECO within 60 days of completion of the courses

WRITTEN REASONS: *attached*

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 (*REBBA 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, Gang Jian Li registered as Michael G. Li (“Li”) was registered as broker under the *Real Estate and Business Brokers Act, 2002*. Li is currently registered as a broker under the *Trust in Real Estate Services Act, 2002*.
2. At all relevant times, Li was employed at the Brokerage A.
3. On May 24, 2023 Li entered into a seller representation agreement on behalf of Brokerage A to list a condominium unit for sale located at 1 A Street (the “Unit”) on behalf of Consumer A, the owner of the Unit.
4. At the relevant times, Consumer B was a tenant of the Unit.
5. On or about May 24, 2023, Li emailed Consumer B to confirm with the date and time of an open house he had organized for the Unit. The open house was scheduled to take place from 2:00-4:00 p.m. on Sunday May 28, 2023. Consumer B agreed.
6. On May 28, 2023, Li arrived at the Unit a few minutes before the scheduled start of the open house. Li knocked on the door to the Unit and let himself in.
7. Upon Li’s arrival, Consumer B informed Li that they were feeling unwell, and did not want the open house to proceed. However, Li explained that the open house has been scheduled in advance and that visitors may already have been planning to attend.
8. Consumer B agreed but decided that her bedroom would be off-limits to visitors so she could rest in the bedroom during the visits. When Consumer B advised Li of her decision, he refused to accept that the bedroom would be off-limits. Li expressed concern that restricting access to part of the Unit could negatively impact prospective buyers’ impressions.

9. Li became verbally aggressive towards Consumer B, so they went into the bedroom and closed the door. Li then attempted to hold the door open and pushed the door open, knocking some of Consumer B's personal items onto the floor. Li advises that they became verbally aggressive after Consumer B made an unwelcomed comment regarding Li's ethnicity.
10. Once Li forced the door open, he entered the bedroom and sat on Consumer B's bed. Consumer B repeatedly asked Li to leave her bedroom.
11. A few minutes later, and immediately prior to the start time of the open house, Li left the bedroom and began tidying the kitchen. During this time, further verbal disagreement occurred between Li and Consumer B regarding the condition of the Unit and its presentation for sale. Consumer B returned to the bedroom and closed the door.
12. Li attempted to enter the bedroom again, to film inside the room. Consumer B refused Li access to the bedroom and there was a physical altercation between the two as Li tried to force his hand through the door against Consumer B's will. Consequently, Consumer B telephoned the police.
13. Visitors who arrived at the open house left almost immediately without entering.
14. The police arrived and diffused the situation by asking Li to leave. Li abided and left the Unit.
15. Consumer B filmed portions of the incident with her phone camera and captured Li doing the following: insulting and threatening Consumer B; repeatedly yelling and swearing at Consumer B; and being physically assertive towards Consumer B. Li advises the yelling and swearing ensued after Li's finger was injured when Consumer B closed the door on it.

SUMMARY OF AGREEMENTS

It is agreed that Li failed to comply with the Code of Ethics, O. Reg. 580/05 as follows:

- A. Li was verbally and physically aggressive towards a tenant during an open house and forced entry into the tenant's bedroom and refused to leave the space, contrary to sections 3, 39, and 40 of the Code of Ethics, O. Reg. 580/05.
- B. Li failed to act with professionalism during an open house when he shouted and insulted a tenant in front of open house visitors, contrary to sections 4 and 39 of the Code of Ethics, O. Reg. 580/05.

It is agreed that Li failed to comply with the following sections of the Code of Ethics, O. Reg. 580/05:

Fairness, honesty, etc.

3. A registrant shall treat every person the registrant deals with in the course of a trade in real estate fairly, honestly and with integrity.

Best interests

4. A registrant shall promote and protect the best interests of the registrant's client.

Unprofessional conduct, etc.

39. A registrant shall not, in the course of trading in real estate, engage in any act or omission that, having regard to all of the circumstances, would reasonably be regarded as disgraceful, dishonourable, unprofessional or unbecoming a registrant.

Abuse and harassment

40. A registrant shall not abuse or harass any person in the course of trading in real estate.

AGREED PENALTY

The Respondent understands and agrees to the following penalty:

To pay a fine of **\$10,500.00** not later than **10 months** after the date of the Decision of the Discipline Committee.

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

Course Title (Provider)	Completion date
Anger Management – John Howard Society	No later than 10 months after the date of the Decision of the Discipline Committee

To provide proof of completion to RECO within **60 days** of completion of the courses.

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 Agreed Statement was duly signed by the Parties.]

DECISION OF THE CHAIR

Having reviewed and considered the Agreed Statement of Facts, the Chair of the Discipline Committee (*REBBA 2002*) concluded that the Respondent breached Sections 3, 4, 39 and 40 of the *REBBA 2002* Code of Ethics.

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

1. LI, Gang Jian (registered as LI, Michael G.), is ordered to pay a fine in the amount of \$10,500.00, payable to RECO, not later than 10 months after the date of the Decision of the Discipline Committee.
2. LI, Gang Jian (registered as LI, Michael G.), is ordered to successfully complete the “Anger Management – John Howard Society” course no later than 10 months after the date of the Decision of the Discipline Committee, and to provide proof of completion to RECO within 60 days of completion of the courses.

Released: September 3, 2026