RECO
Real Estate Council of Ontario

File #2025100637

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 -

JEREMY VIDAL

DISCIPLINE DECISION AND REASONS FOR DECISION

Subject to Rule 4.02 of the Discipline 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:

FINDINGS: In violation of Section 5(a)(b) of the *TRESA 2002* Code of Ethics.

In violation of Section 22.1(1)(a) of the O.Reg 567/05 of the General Regulation.

ORDER: Fine of $2,500.00 payable to RECO not later than six (6) months after the date of the Decision of the Discipline Committee: April 23, 2027

WRITTEN REASONS: *attached*

Lucy Alta
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, Jeremy Vidal ("Vidal") was registered as a salesperson under the *Real Estate and Business Brokers Act, 2002* ("Act"), and who is currently registered under the *Trust in Real Estate Services Act, 2002*.
2. At all relevant times, Vidal was employed at the brokerage Re/Max Ultimate Realty Inc. ("Ultimate Realty").
3. Faizel Bhabha ("Bhabha") is a salesperson employed with Re/Max Professionals Inc and a Complainant.
4. Maria Pereira (the "Buyer") is a Complainant in this matter and the buyer-client of Bhabha.
5. On or about April 7, 2025, Vidal, on behalf of their seller-clients, Regina Pereira, Carlos Santos and Carla Dos Santos ("seller-clients"), had the property for sale located at 774 Jacksonville Road, Georgina, Ontario (the "Property"). The Property was listed for sale on the local listing service ("MLS®").
6. At the time of listing the Property, Vidal had listed features of the Property to include, …*Chef's Kitchen features modern White Cabinets, New Quartz Countertop, Designer Backsplash ….*
7. On May 18, 2025, the Buyer, who was represented by Bhabha, submitted an Agreement of Purchase and Sale ("APS") for the Property.
8. On May 19, 2025, the APS was accepted by all parties. The APS included a purchase price of $700,000 with a scheduled completion date of July 4, 2025.
9. The Buyer states that after moving into the Property, they came to learn that the countertop in the kitchen was not "Quartz" as advertised on MLS®, more specifically the countertop in the kitchen at the Property was a laminate material.

10. The Buyer advises that they were misled by the MLS® listing for the Property as it advertised a new quartz countertop in the kitchen which was incorrect.

11. On or about August 20, 2025, the Buyer received an email from Company A confirming the countertop was not quartz but was a laminate material.

12. On or about August 21, 2025, the Buyer advises they received a quote of approximately $2,731.00 to replace the current laminate countertop with a new quartz countertop at the Property.

13. Vidal has voluntarily compensated the Buyer in the amount of $2,731.00 to replace the countertop at the Property.

SUMMARY OF AGREEMENTS

It is agreed that Vidal failed to comply with the Act and/or Regulations as follows:

A. Vidal failed to confirm the Property had a new quartz countertop in the kitchen before including it as a property feature on MLS®, contrary to sections 5(a)(b) under the *Code of Ethics (TRESA)* and section 22.1 (1)(a) under *O.Reg* 567/05 of the General Regulations.

It is agreed that Vidal failed to comply with the following sections of the Code of Ethics:

Misrepresentation, etc.

5. In carrying on business, a registrant,

(a) shall make best efforts to ensure that any representations are accurate and are not misleading; and

(b) shall not engage in or be a party to misrepresentation or any unethical practice.

It is agreed that Vidal failed to comply with the following sections of the General Regulation:

Material facts

22.1 (1) A broker or salesperson who represents a client in respect of the acquisition or disposition of a particular interest in real estate shall,

(a) take reasonable steps to determine the material facts relating to the acquisition or disposition;

AGREED PENALTY

The Respondent understands and agrees to the following penalty:

To pay a fine of **$2,500.00** not later than six (6) months after the date of the Decision of the Discipline Committee.

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 Sections 5(a)(b) of the *TRESA 2002* Code of Ethics; and Section 22.1(1)(a) under O.Reg 567/05 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. VIDAL, JEREMY is ordered to pay a fine in the amount of $2,500.00, payable to RECO, not later than six (6) months after the date of the Decision of the Discipline Committee.

Released: October 23, 2026