
**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 -

IAN RAZA

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 Sections 1 and 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 nine (9) months after the date of the Decision of the Discipline Committee: May 21, 2027

Successful completion of “*CE Professional Practices Course*” no later than nine (9) months after the date of the Decision of the Discipline Committee, and to provide proof of completion within 60 days of completion of the course.

WRITTEN REASONS: *attached*



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, Ian Raza (“Raza”) was registered as a broker under the *Trust in Real Estate Services Act, 2002*.
2. At all relevant times, Raza was employed at the brokerage World Class Realty Point Brokerage (“Realty Point Brokerage”). Raza is at the time the Allegation Statement was issued was employed at the brokerage Homelife Trademax Realty Inc. Raza is currently employed at Homelife/Response Realty Inc.
3. On or about November 24, 2023, Suzanna Lau (the “Seller”) entered into a Seller Representation Agreement with Homelife Broadway Realty Inc. (“Realty Inc.”) and Eric Ho (the “Seller’s Representative”) to offer their property for sale located at 649E Warden Avenue, Unit 25, Toronto, Ontario (the “Property”). The Property was marketed for sale on local real estate board(s).
4. On or about January 12, 2024, Raza submitted an Agreement of Purchase and Sale (“APS”) on behalf of their buyers, Stacey Antonette Morgan Comrie and Gary Donahue Comrie (the “Buyers”).
5. On January 17, 2024, the APS was accepted by all parties. Details of the APS included:
 - a. Purchase Price: \$748,000
 - b. Deposit:
 - i. Initial Deposit at time of acceptance of APS: \$20,000
 - ii. Secondary Deposit: \$15,000 within 14 days of acceptance of APS
 - c. Condition(s):
 - i. Home Inspection within 5 days of acceptance of the APS

ii. Status Certificate Review – Lawyer to complete within 10 days of acceptance of APS

d. Completion Date: March 15, 2024

6. As per the APS, Raza scheduled an inspection at the Property to be conducted on January 24, 2024, between 3:00 p.m. to 4:30 p.m.
7. On January 24, 2024, Shahid Pervais (the “Home Inspector”) attended the Property at approximately 3:00 p.m. and proceeded to enter the Property to conduct the home inspection, unaccompanied by Raza. The Home Inspector gained access to the Property by accessing the lockbox for the key.
8. The Seller advised they were not at the Property at the time of the scheduled home inspection but did have surveillance camera(s) that captured the Home Inspector entering the Property without Raza. The Seller states that upon discovery that Raza did not attend the Property during the scheduled inspection, they contacted the Seller’s Representative to discuss the incident as they were alarmed that access to their Property was provided to the Home Inspector without Raza being in attendance.
9. In response to this Complaint, Raza admitted that they released the lockbox code to the Home Inspector and was not in attendance at the scheduled home inspection.

SUMMARY OF AGREEMENTS

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

- A. Raza facilitated unauthorized and/or unsupervised access to the Property by releasing the lockbox code to the Home Inspector to attend the Property to conduct a scheduled home inspection and failed to be in attendance at the said scheduled home inspection, contrary to sections 1 and 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 Raza failed to comply with the following sections of the Code of Ethics:

Integrity, honesty, good faith, etc.

1. In carrying on business, a registrant shall act with courtesy, honesty, good faith and integrity in relation to every person the registrant deals with.

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 Raza failed to comply with the following sections of the General Regulation:

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 **nine (9) 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
CE Professional Practices Course	no later than nine (9) 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 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 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 (*TRESA 2002*) concluded that the Respondent breached Sections 1 and 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. RAZA, Ian is ordered to pay a fine in the amount of \$6,500.00, payable to RECO, no later than nine (9) months after the date of the Decision of the Discipline Committee.
2. RAZA, Ian is ordered to successfully complete the following course “CE Professional Practices Course” no later than nine (9) months after the date of the Decision of the Discipline Committee, and to provide proof of completion within 60 days of completion of the course.

Released: August 21, 2026