
**IN THE MATTER OF A DISCIPLINE PROCEEDING HELD PURSUANT TO THE
TRUST IN REAL ESTATE SERVICES ACT, 2022**

BETWEEN:

REAL ESTATE COUNCIL OF ONTARIO

- AND -

MITHURAN MANOGARAN

DISCIPLINE DECISION AND REASONS FOR DECISION

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:

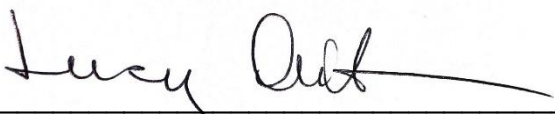
FINDINGS: In violation of Sections 1 and 2 of the *TRESA 2002* Code of Ethics.

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

ORDER: Fine of \$8,000.00 payable to RECO not later than nine (9) months after the date of the Decision of the Discipline Committee: May 14, 2027

Successful completion of the “MCE 2026 Update – Professional Practice Part 1 & 2” courses and provide proof of completion to RECO not later than nine (9) months after the date of the Decision of the Discipline Committee on this matter, and provide proof of completion to RECO within 60 days of completion of the courses.

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, Mithuran Manogaran (“Manogaran”) was registered as a salesperson under the *Trust in Real Estate Services Act, 2002*.
2. At all relevant times, Manogaran was employed at the brokerage Meta Realty Inc. (“MetaRealty”).
3. Mojib Sameem and Ellen Sameem (the “Sellers”) had their property for sale located at 10 Haida Court, Toronto, Ontario (the “Property”). The Sellers were represented by Shiv Bansal (“Sellers’ Representative”) who was employed with Century 21 Percy Fulton Ltd. (“Listing Brokerage”).
4. On or about July 24, 2025, Manogaran requested a viewing appointment for the Property via Broker Bay. The showing was confirmed, via Broker Bay, for July 24, 2025, between 2:15 p.m. to 2:45 p.m.
5. On July 24, 2025, at approximately 2:15 p.m., Manogaran attended the Property with their buyer-client and proceed to enter using the lockbox. Manogaran is viewed on the surveillance camera at the Property to be bringing in a change of clothes.
6. On July 24, 2025, at approximately 3:11 p.m., Manogaran is witnessed leaving the Property in the clothes they brought to the viewing appointment. This is approximately 26 minutes after the scheduled completion of the showing.
7. The Sellers advise they found video content of their Property on Manogaran’s social media, more specifically, Manogaran used the scheduled showing at the Property to film promotional video(s) which was posted on their social media account.
8. Manogaran, in their response to RECO regarding this Complaint, accepted full responsibility for their conduct.

9. Manogaran confirms that all videos/media content recorded at the Property have been deleted and removed from their social media.

SUMMARY OF AGREEMENTS

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

- A. Manogaran facilitated unauthorized access to the Property on July 24, 2025 when they attended a scheduled viewing appointment and failed to complete the showing within the scheduled time slot, without the consent of the Seller and/or the Seller's Representative, contrary to sections 1 and 2 of the Code of Ethics O.Reg 365/22 and section 22.5(a)(b) of the General Regulation O.Reg 567/22.
- B. Manogaran failed and/or neglected to obtain the consent of the Seller and/or the Sellers' Representative prior to filming content inside the Property during a scheduled viewing appointment, contrary to sections 1 and 2 of the Code of Ethics O.Reg 365/22 and section 22.5(a)(b) of the General Regulation O.Reg 567/22.

It is agreed that Manogaran 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 Manogaran 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 **\$8,000.00** not 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
MCE 2026 Update – Professional Practice Part 1 & 2	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 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 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 1 and 2 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. MANOGARAN, Mithuran is ordered to pay a fine in the amount of \$8,000.00, payable to RECO, not later than nine (9) months after the date of the Decision of the Discipline Committee.
2. MANOGARAN, Mithuran is ordered to successfully complete the “MCE 2026 Update – Professional Practice Part 1 & 2” courses, no later than nine (9) months after the date of the Decision of the Discipline Committee, and provide proof of completion to RECO within 60 days of completion of the courses.

Released: August 13, 2026