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**IN THE MATTER OF A DISCIPLINE HEARING 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 -**

**ABHINAV SHARMA**

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**DISCIPLINE DECISION AND REASONS FNR DECISION**

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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:

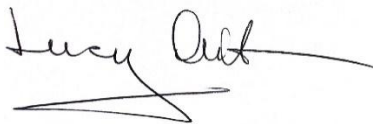
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**FINDINGS:** In violation of Sections 3, 38 and 39 of the *REBBA 2002* Code of Ethics.

**ORDER:** Fine of \$ 6,500.00 payable to RECO on or before October 6, 2025 - Not later than four (4) months after the date of the Decision of the Discipline Committee.

Successful completion of "MCE Introduction to TRESA" course and provide RECO with confirmation of successful completion not later than four (4) 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.

**WRITTEN REASONS:** *attached*



Lucy Aita  
Chair, Discipline Committee (*REBBA 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 (*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, Abhinav Sharma (“Sharma”) was registered as a broker 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, Sharma was employed at Gain Max Realty Brokerage (“Max Realty”).
3. Ricky Khurana (the “Seller’s Representative”) and Stacey Beatty (“Seller’s BOR”) have filed complaint(s) with RECO regarding the conduct of Sharma. They are employed at Re/Max Realty Specialists (“Seller’s Brokerage”). The Seller’s Representative and Seller’s BOR represented a seller client in the sale of their property located at 33 Ferdinand Drive, Brampton, Ontario (the “Property”).
4. On February 8, 2023, Sharma had a scheduled viewing between 3:00 – 3:30 P.M. at the Property. This date and time were confirmed via Broker Bay, an appointment software system used by the Seller’s Brokerage.
5. At the scheduled viewing time, it was observed by the seller client that Sharma’s buyer clients attended the Property without Sharma in attendance. Picture images show Sharma’s buyer clients entering the Property at approximately 3:06 P.M.
6. At approximately 3:36 P.M., Sharma cancelled the scheduled viewing appointment in Broker Bay after their buyer clients had already left the Property.

#### SUMMARY OF AGREEMENTS

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

- A. Sharma facilitated unauthorized and/or unsupervised access to the Property by providing the lockbox code to a non-registrant and/or failing to be in attendance with their buyer clients at

the scheduled showing of the Property, without obtaining the consent of the Seller's Brokerage and/or the seller, contrary to sections 3, 38 and 39 of the Code of Ethics.

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

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.

Error, misrepresentation, fraud, etc.

38. A registrant shall use the registrant's best efforts to prevent error, misrepresentation, fraud or any unethical practice in respect of a trade in real estate.

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.

**AGREED PENALTY**

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

To pay a fine of **\$6,500.00** not later than four (4) months 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>
MCE Introduction to TRESA	not later than four (4) 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 3, 38 and 39 of the *TRESA 2002* Code of Ethics. 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. SHARMA, ABHINAV is ordered to pay a fine in the amount of \$6,500.00, payable to RECO, not later than four (4) months after the date of the Decision of the Discipline Committee.
2. SHARMA, ABHINAV is ordered to successfully complete the “MCE Introduction to TRESA” courses or programs not later than four (4) 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: June 4, 2025]***