
**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 -

LARRY BLUMENTHAL

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(a)(b) of the *TRESA 2002* Code of Ethics.

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

ORDER: Fine of \$6,500.00 payable to RECO no later than six (6) months after the date of the Decision of the Discipline Committee: January 8, 2027.

Successful completion of the “*CE Introduction to TRESA*” course no later than six (6) 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 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. Larry Blumenthal ("Blumenthal") was registered as a salesperson under the *Trust in Real Estate Services Act, 2002* ("Act").
2. At all relevant times, Blumenthal was employed at the brokerage Forest Hill Real Estate Inc. ("FHRE").
3. Laura Watson and Ian Gillies (the "Sellers") had their property for sale located at 201-900 Yonge Street, Toronto, Ontario (the "Property"). The Sellers were represented by FHRE who had Richard Himelfarb ("Seller's Representative") as their designated representative.
4. Blumenthal scheduled a viewing appointment for the Property via BrokerBay. A confirmation for the showing date and time was provided: August 29, 2025, between 3:00 p.m. – 3:30 p.m.
5. Following the scheduling of this showing, at approximately 1:47 p.m., Blumenthal attempted to request via BrokerBay an earlier showing time of 2:00 p.m. – 2:30 p.m. This request was denied.
6. The Sellers state that Blumenthal attended the Property at approximately 2:00 p.m. and attempted to gain access using the key they obtained from the Concierge at the Property. The Sellers state that Blumenthal attempted to enter the Property while their 17-year-old daughter was home alone and not dressed at the time.
7. The Sellers further state Blumenthal advised that they will return in 5 minutes after they were told to "get out" by the daughter. Blumenthal attended the Property approximately 5 minutes later, using the key and attempted to re-enter asking "are you ready"? Blumenthal was denied entry and requested to leave.

8. Blumenthal confirms that they did not have permission to enter the Property at 2:00 p.m. on August 29, 2025. Blumenthal states they believed the “denied request” from BrokerBay was a confirmation to attend earlier than their original 3:00 p.m. scheduled showing.

SUMMARY OF AGREEMENTS

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

- A. Blumenthal facilitated unauthorized access to the Property when they attempted to gain entry into the Property before their scheduled showing appointment, 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(b) of the General Regulation O.Reg 567/22.

It is agreed that Blumenthal 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 Blumenthal 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** not later than **six (6) 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 Introduction to TRESA	No later than six (6) 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(a)(b) of the *TRESA 2002* Code of Ethics and section 22.5(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. BLUMENTHAL, Larry is ordered to pay a fine in the amount of \$6,500.00, payable to RECO, no later than six (6) months after the date of the Decision of the Discipline Committee.
2. BLUMENTHAL, Larry is ordered to successfully complete the “*CE Introduction to TRESA*” course no later than six (6) 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 course.

Released July 8, 2026