

**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 -

ARDMAN SINGH CHAUHAN (registered as DAMAN CHAUHAN)

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, 2(a)(b) and 3 of the *TRESA 2002* Code of Ethics.

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

ORDER: Fine of \$ 6,000.00 payable to RECO not later than six (6) months after the Decision of the Discipline Committee: August 10, 2026

WRITTEN REASONS:

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, Ardaman Singh Chauhan registered as Daman Chauhan (“Chauhan”) was registered as a broker under the *Trust in Real Estate Services Act, 2002*.
2. At all relevant times, Chauhan was employed at Brokerage A.
3. Representative A (the “**Seller’s Representative**”) is the Complainant. The Seller’s Representative and their Brokerage had a property offered for Lease on a local real estate listing service. The property was located at 1-A Street, City A (the “**Lease Property**”) and was advertised as tenanted.
4. At all relevant times, Chauhan was the designated representative for the prospective tenants.
5. On or about July 13, 2024, Chauhan scheduled a showing for the Property. The request for the showing was confirmed for Sunday, July 14, 2024, between 1:00 p.m. – 1:30 p.m.
6. On July 14, 2024, at approximately 1:00 p.m., Chauhan’s clients visited the Property unaccompanied by Chauhan. Chauhan’s clients are identified as Chauhan’s son and daughter-in-law. Chauhan’s clients attempted to gain access to the Property with the key but were confronted by the tenant at the Property who inquired where their designated representative was. The couple confirmed Chauhan would not be present which is confirmed via the Nest Camera at the Property.
7. The Seller’s Representative states they received a complaint from the tenant at the Property following the above noted interaction. The tenant at the Property advised they felt uneasy and distressed with perspective tenants attending the Property without their designated representative present.
8. The Seller’s Representative contacted Chauhan regarding the above noted showing and their non-attendance. Chauhan advised the Seller’s Representative that they were present but had to take a phone call downstairs in the lobby, so they advised their clients to proceed to the Property Unit as the “tenant was present at the Property.”
9. Chauhan advised within their response that they did not sign in with the concierge at the Property, which is a requirement of building management to receive the fob for elevator access. The Property Management confirmed that someone using Chauhan’s RECO registration verification signed in for the showing to obtain the fob for elevator access.
10. Chauhan voluntarily terminated his RECO Registration on June 30, 2025.

SUMMARY OF AGREEMENTS

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

- A. Chauhan facilitated unauthorized and/or unsupervised access to the Property by instructing their clients to use their RECO registration verification to access an elevator fob to attend a showing without being present and without the consent of the Seller's Representative and/or the tenant at the Property, contrary to section 22.5 of O.Reg. 567/05 General Regulation and sections 1, 2 and 3 of O.Reg. 365/22 Code of Ethics.

It is agreed that Chauhan 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.

No counselling contraventions

3. A registrant shall not counsel, advise or knowingly assist a person to contravene the Act, the regulations or any other law that is applicable to a trade in real estate or that is relevant to carrying on a registrant's business.

It is agreed that Chauhan 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 **\$6,000.00** 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 1, 2(a)(b) and 3 of the *TRESA 2002* Code of Ethics and 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. CHAUHAN, Ardaman Singh (registered as CHAUHAN, Daman) is ordered to pay a fine in the amount of \$6,000.00, payable to RECO, not later than six (6) months after the date of the Decision of the Discipline Committee.

Released: February 10, 2026