
**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 -

PHILIPPE MARC SEGUIN (registered as PHIL SEGUIN)

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 not later than 120 days after the date of the Decision of the Discipline Committee on this matter: January 29, 2027

Successful completion of the “*RECO CE Introduction to TRESA*” course and provide proof of completion to RECO not later than 6 months after the date of the Decision of the Discipline Committee on this matter, and to provide proof of completion to RECO within 30 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, Seguin was registered as a salesperson under the *Trust in Real Estate Services Act, 2002* (“Act”) and was employed by the brokerage Realty Executives Local Group Inc. (“Realty Executives”).
2. Realty Executives, with Seguin as buyer representative, represented a buyer (“Buyer”) that purchased a residential property in North Bay, Ontario (the “Property”).
3. The seller (“Seller”) of the Property was represented by Ann Kirkey.
4. On June 26, 2025, the Buyer and Seller entered into an agreement of purchase and sale (“APS”) for the Property.
5. The APS included a condition allowing the Buyer to conduct a property inspection prior to closing.
6. On July 1, 2025, at or around 9:00 a.m., a home inspector accessed the Property using the lockbox code provided by Seguin and began the inspection without Seguin present or the Seller’s consent.
7. At an early stage of the complaints process, Seguin accepted responsibility for providing the lockbox code to an unauthorized individual. Seguin further undertakes to be present for future property visits or, where attendance is not possible, to obtain the property owner’s consent before any such visit occurs.

SUMMARY OF AGREEMENTS

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

- A. Seguin facilitated unauthorized and/or unsupervised access to the Property by failing to be in attendance at the scheduled home inspection with the home inspector, without the consent of

the Seller, contrary to section 22.5 of O. Reg. 567/05 (General), and sections 1 and 2 of the Code of Ethics.

It is agreed that Seguin 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.

It is agreed that Seguin 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 in the regulation of registrants under the Act.

AGREED PENALTY

The Respondent, Seguin understands and agrees to the following penalty:

To pay a fine of **\$6,500.00** not later than **120 days** after the date of the Decision of the Discipline Committee on this matter.

To successfully complete the following courses or programs by the identified completion date:

Course Title (Provider)	Completion date
RECO CE Introduction to TRESA	Not later than 6 months after the date of the Decision of the Discipline Committee on this matter.

To provide proof of completion to RECO within **30 days** of completion of the courses.

Respondent acknowledgements:

1. I, **Phil Seguin**, acknowledge that I have read and understand the penalty outlined herein and agree to the said terms and/or conditions.
2. I, **Phil Seguin**, acknowledge my right to seek legal counsel in this matter before signing this agreement.
3. I, **Phil Seguin**, 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(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. SEGUIN, Philippe Marc, registered as SEGUIN, Phil, is ordered to pay a fine in the amount of \$6,500.00, payable to RECO, not later than 120 days after the date of the Decision of the Discipline Committee on this matter.
2. SEGUIN, Philippe Marc, registered as SEGUIN, Phil, is ordered to successfully complete the “*RECO CE Introduction to TRESA*” course not later than 6 months after the date of the Decision of the Discipline Committee on this matter, and to provide proof of completion to RECO within 30 days of completion of the course.

Released: October 1, 2026