
**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 -

HUALONG CHEN (registered as OSCAR CHEN)

DISCIPLINE DECISION AND REASONS FOR DECISION

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:

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

ORDER: Fine of \$6,000.00 payable to RECO not later than six (6) months after the date of the Decision of the Discipline Committee: July 28, 2025

Successful completion of “MCE Introduction to TRESA” course and provide RECO with confirmation of successful completion not later than six (6) months after the date of the Decision of the Discipline Committee, July 28, 2025, and to provide proof of completion to RECO within 60 days of completion of the course.

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 (*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, Hualong Chen registered as Oscar Chen, (“Chen”) 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, Chen was employed at Brokerage A.
3. At all relevant times, Representative A, was employed as a broker with Brokerage A.
4. The owners (“Seller”) of a residential property located at 1-A Street, City A, Ontario (the “Property”), retained Brokerage A, with Representative A as their sales representative, to list their Property for sale.
5. Chen scheduled a viewing (the “Viewing”) for the Property. The Viewing appointment was confirmed to take place between 6:30 p.m. and 7:00 p.m. on July 5, 2023.
6. On July 5, 2023, Chen arrived at the Property at approximately 7:50 p.m., almost one hour after the end of his scheduled viewing appointment. Chen accessed the property and proceeded to conduct a viewing without a scheduled appointment and without the consent of the Seller or Representative A.
7. When Chen accessed the Property, the Seller was in the shower, causing distress when the discovery was made that someone was viewing the property, and immediately contacted Representative A, and learned it was Chen and a buyer client.
8. Chen apologized to the Seller for being late, and left the Property.
9. On July 20, 2023, Chen admitted that he should have called the seller’s brokerage to inform them that he was running late for the Viewing and should have asked for another appointment time slot or permission to attend the Property late.
10. Representative A, on behalf of the Seller, filed a complaint against Chen.

SUMMARY OF AGREEMENTS

It is agreed that Chen failed to comply with the Code of Ethics (O. Reg. 580/05) as follows:

A. Chen accessed the Property and conducted a viewing without a scheduled appointment and without the consent of the Seller or the Seller's representative, contrary to Sections 3 and 39 of the Code of Ethics.

It is agreed that Chen failed to comply with the following sections of the Code of Ethics (O. Reg. 580/05):

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.

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 **\$6,000.00** 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
MCE Introduction to TRESA	not 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 (*REBBA 2002*) concluded that the Respondent breached Sections 3 and 39 of the *REBBA 2002* Code of Ethics. The Chair of the Discipline Committee (*REBBA 2002*) is also in agreement with the joint submission of the Parties as to penalty and accordingly makes the following order:

1. CHEN, HUALONG registered as CHEN, OSCAR 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.

2. CHEN, HUALONG registered as CHEN, OSCAR is ordered to successfully complete the “MCE Introduction to TRESA” course or program not 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 courses.

[Released: January 28, 2025]