
**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 -

LASHAWNDA SHELENE FRASER (registered as LASHA FRASER)

DISCIPLINE DECISION AND REASONS FOR DECISION

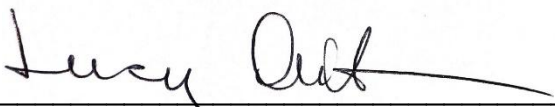
Subject to Rule 4.02 of the Discipline and Appeals Committee Rules of Practice (*TRESA 2002*), I, the Chair of the Discipline Committee (*TRESA 2002*) have reviewed and considered the Agreed Statement of Facts and Penalty together with the Waiver of Hearing submitted by the Parties to this proceeding and provide the following Order:

FINDINGS: In violation of Sections 34 and 35 of the *Act* and Sections 1, 2, 3, 4, 5, 9(2), and 10 of the *TRESA 2002 Code of Ethics*.

ORDER: Fine of \$35,000.00 payable to RECO not later than 12 months after the date of the Decision of the Discipline Committee: July 27, 2027

FRASER, Lashawnda Shelene (registered as FRASER, Lasha), is ordered to have a Suspension of the Registration for a period of 12 months commencing the date of the Decision of the Discipline Committee.

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, Lashawnda Shelene Fraser registered as Lasha Fraser (“Fraser”) registered as a salesperson under the Act.
2. At all relevant times, Fraser was employed at the brokerage, Royal LePage Signature Realty (“RLP Realty”). Fraser is currently employed at the brokerage, Re/Max Hallmark First Group Realty Ltd. (“First Group Realty”).
3. On or about March 16, 2025, Md Faisal Ahmed (“Complainant”) posted a rental advertisement on Facebook Marketplace (“Marketplace”) for their property located at 3-165 Tapscott Road, Scarborough, Ontario (the “Property”).
4. Following the posting of the Property on Marketplace, Fraser contacted the Complainant, introducing themselves as a real estate agent and advised the Complainant that they had a tenant-client interested in renting the Property.
5. On or about March 21, 2025, Fraser provided the Complainant with a completed Rental Application. Details of the Rental Application include:
 - a) Applicant Name: Jessica Polson
 - b) Date of Birth: July 07, 1992
 - c) Monthly Rent: \$2,500.00
6. Fraser provided a Rental Application for Jessica Polson (“Jessica”) along with supporting documentation for the Landlord to consider. Fraser sent these documents through their email address at RLP Realty. Documentation included a copy of Jessica’s ID, Equifax Credit Report, Job Letter and/or pay stubs. At no time did Fraser advise the Complainant that Jessica has an alias – Jorgia Watson (“Jorgia”).

7. On or about March 23, 2025, the Complainant received certified funds for first and last month's rent, and a key deposit for \$200.00 from Fraser and/or Jessica. The keys were provided to Jessica commencing the tenancy at the Property.
8. The Complainant stated that after Jessica commenced the tenancy at the Property, rent was not paid when it became due and/or Jessica became unresponsive. The Complainant contacted Fraser who assured the Complainant that rent would be paid by Jessica immediately – no rent was paid. The Complainant states they had subsequent conversations with Fraser who at times interchangeably referred to Jessica as Jorgia – this inconsistency alerted the Complainant that there may be an issue with his tenant.
9. On or about May 12, 2025, the Complainant received an Interac E-Transfer ("EFT") in the amount of \$2,400.00. The Complainant became alerted as the EFT appeared to have been sent by "Jorgia".
10. The Complainant conducted a search through public records for Jorgia. The Complainant advises they came to learn that Jorgia had a Landlord and Tenant Board Order ("LTB Order") issued against them on or about June 20, 2023. Details of the LTB Order included:
 - a) Unit 311, 2150 Lawrence Avenue East, Scarborough, ON ("2022 Property")
 - b) Landlord: Mohamed Mohideen ("2022 Landlord")
11. The Complainant attended the 2022 Property and spoke with the 2022 Landlord. The Complainant came to learn that Fraser had represented Jorgia for the 2022 Property. The 2022 Landlord sent their documents that were provided by Fraser to support the rental of the 2022 Property to the Complainant. Details of the Rental Application included:
 - a) Applicant/Tenant: Jorgia Senitra Watson
 - b) Date of Birth: March 31, 1993
 - c) Address of Property: 311 – 2150 Lawrence Ave, East. Toronto, ON
 - d) Monthly rent: \$2,350.00
12. The Complainant came to learn that Jorgia and Jessica were and/or are the same person. The job letter, pay stub(s) and/or Equifax Report that had been provided by Fraser to the Complainant were false and/or misleading. The Equifax Report and paystubs were found to have been edited and/or falsified by a user with "Kardeisha Provo". Inconsistencies and/or doctoring can be identified on most documents that were provided by Fraser to the Complainant.

13. The Complainant advises they are currently facing possible foreclosure on the Property due to the actions and/or indirect actions of Fraser.
14. In response to this Complaint, Fraser has advised RECO that Jorgia had a name change to Jessica – no documentation from Fraser has been provided to support this claim. It is further noted that Jorgia and Jessica do not have the same birthdate on the Rental Applications that Fraser provided and the job letters for the 2022 Property and the Property contradict each other on the time periods.
15. Fraser advises that they did not receive any compensation for this trade and/or they did not represent the Complainant and/or Jessica.
16. RLP Realty has confirmed that this affected trade for the Property was never brought to their attention until the receipt of the RECO Complaint.

SUMMARY OF AGREEMENTS

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

- A. Fraser directly and/or indirectly participated in a fraudulent and/or misleading real estate transaction for the Property by providing falsified and/or misleading document(s) to the Complainant in support of their tenant-client's rental application, contrary to section 34 and 35 of the Act and sections 1, 2, 3, 4, 5, 9(2) and 10 of O.Reg 365/22.

It is agreed that Fraser failed to comply with the following sections of the Act:

Falsifying information

34. No registrant shall falsify, assist in falsifying or induce or counsel another person to falsify or assist in falsifying any information or document relating to a trade in real estate.

Furnishing false information

35. No registrant shall furnish, assist in furnishing or induce or counsel another person to furnish or assist in furnishing any false or deceptive information or documents relating to a trade in real estate.

It is agreed that Fraser 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.

Fraud

4. A registrant shall not engage in or be a party to fraud.

Misrepresentation, etc.

5. In carrying on business, a registrant,

- (a) shall make best efforts to ensure that any representations are accurate and are not misleading; and
- (b) shall not engage in or be a party to misrepresentation or any unethical practice.

Conscientious and competent service, etc.

9. (1) A registrant shall provide conscientious, courteous and responsive service to clients and demonstrate reasonable knowledge, skill, judgment and competence in providing such service.

(2) Subject to section 10, in carrying on business, a registrant shall demonstrate reasonable knowledge, skill, judgment and competence in providing opinions, advice, assistance or information to any person.

Dealings with self-represented parties

10. A registrant shall not, in respect of a trade in real estate,

- (a) provide services, opinions or advice to a self-represented party; or
- (b) encourage a self-represented party to rely on the registrant's knowledge, skill or judgment.

AGREED PENALTY

The Respondent understands and agrees to the following penalty:

Suspension of Registration for a **period of 12 months** commencing the date of the Decision of the Discipline Committee and;

To pay a fine of **\$35,000.00** not later than **12 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 directly and/or indirectly participated in a fraudulent and/or misleading real estate transaction for the Property by providing falsified and/or misleading document(s) to the Complainant in support of their tenant-client's rental application, contrary to Section 34 and 35 of the Act and Sections 1, 2, 3, 4, 5, 9(2) and 10 of the *TRESA 2002* Code of Ethics (O.Reg 365/22).

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. FRASER, Lashawnda Shelene (registered as FRASER, Lasha), is ordered to have a Suspension of the Registration for a period of 12 months commencing the date of the Decision of the Discipline Committee.

2. FRASER, Lashawnda Shelene (registered as FRASER, Lasha), is ordered to pay a fine in the amount of \$35,000.00, payable to RECO, not later than 12 months after the date of the Decision of the Discipline Committee

Released: July 27, 2026