
**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 -

GURPREET SINGH

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 Section 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 \$7,000.00 payable to RECO on or before six (6) months after the date of the Decision of the Discipline Committee in this matter: January 29, 2027

Successful completion of the “*Introduction to TRESA*” course and provide proof of completion to RECO not later than 180 days after the date of the Decision of the Discipline Committee on this matter, 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. At all relevant times, Gurpreet Singh ("Singh") was registered as a salesperson under the *Trust in Real Estate Services Act, 2002* ("Act") and was employed at the brokerage Cityscape Real Estate Ltd.
2. At all relevant times, Kenneth and Natasha Callaghan (the "Sellers") were represented by Alicia Flynn (the "Seller Representative"), who was employed by Royal LePage Trius Realty ("Trius Realty").
3. Trius Realty represented the Sellers in the sale of 92 Main St N, Waterford (the "Property").
4. The Sellers and Seller Representative have filed complaints with RECO regarding the conduct of Singh with respect to a scheduled viewing of the Property.
5. On or around February 8, 2025, Singh had booked an appointment for 4:00 p.m. to 5:00 p.m. to view the Property.
6. Singh's clients (the "Clients") arrived at the Property 15 minutes early and entered the Property by themselves.
7. The Sellers' son (the "Son") was home by himself and heard people walking around on the main floor.
8. The Clients advised the Son that their agent had given them the lockbox code to the Property, and instructions on how to get in and show themselves around.
9. The police were called. They arrived, but no action was taken since the Clients had access to the key.
10. The Seller Representative went to the Property immediately and changed the lockbox code.

11. Singh did not attend the Property at any time on February 8, 2025.
12. On or around February 10, 2025, Singh emailed an apology to the Seller Representative. The Seller Representative advised that she accepted the apology and would communicate it to the Sellers.
13. On or around March 13, 2025, Singh responded to RECO regarding the allegations (in writing) and indicated as follows:
 - a) The Property was in a rural area that he was unfamiliar with;
 - b) He released the lockbox code to the Clients because it was cold outside and they had young children;
 - c) The Clients were at the Property for less than 10 minutes and called him to notify him that they had been asked to leave. The Clients left immediately;
 - d) He took responsibility for his actions and apologized.

SUMMARY OF AGREEMENTS

It is agreed that Singh failed to comply with the Code of Ethics (O. Reg. 365/22) and the General Regulation (O. Reg. 567/05) as follows:

A. Singh facilitated unauthorized and/or unsupervised access to the Property by providing the lockbox code to non-registrants and/or failing to be in attendance with their clients at the scheduled Property viewing, without obtaining the consent of Trius Realty and/or the Sellers, contrary to section 2 of the Code of Ethics, O. Reg. 365/22 and section 22.5 of the General Regulation, O. Reg. 567/05.

It is agreed that Singh failed to comply with the following sections of the Code of Ethics (O. Reg. 365/22):

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 Singh failed to comply with the following sections of the General Regulation, O. Reg. 567/05:

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 **\$7,000.00** on or before **six (6) months** after the date of the Decision of the Discipline Committee in this matter.

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

Course Title (Provider)	Completion date
Introduction to TRESA	not later than 180 days after the date of the Decision of the Discipline Committee on this matter.

To provide proof of completion to RECO within **60 days** of its completion.

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 Section 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. SINGH, Gurpreet is ordered to pay a fine in the amount of \$7,000.00, payable to RECO, on or before six (6) months after the date of the Decision of the Discipline Committee in this matter.
2. SINGH, Gurpreet is ordered to successfully complete the “*Introduction to TRESA*” course not later than 180 days after the date of the Decision of the Discipline Committee on this matter, and to provide proof of completion to RECO within 60 days of its completion.

Released: July 29, 2026