
**IN THE MATTER OF A DISCIPLINE PROCEEDING 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 -

MAHVASH MOLOUGHI

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 1, 2(a)(b), 5(a)(b) and 9(1) of the *REBBA 2002* Code of Ethics.

ORDER: Fine of \$12,000.00 payable to RECO on or before: July 7, 2027.

Successful completion of “*REIC 2100 – Ethics Intensive for Real Estate Professionals*” course on or before: November 3, 2026, and to provide proof of completion to RECO within 60 days of completion of the course.

WRITTEN REASONS: *attached*

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, Mahvash Moloughi ("Moloughi") was registered as a salesperson under the Trust in Real Estate Services Act, 2002 ("Act").
2. At all relevant times, Moloughi was employed at Brokerage A (the "Brokerage").
3. At all relevant times, Shalforoshzadeh was employed at the Brokerage.
4. In around 2021, Consumer A (the "Complainant") and Consumer B (collectively the "Buyers"), retained the Brokerage, with Shalforoshzadeh and Moloughi as buyer representatives (collectively the "Respondents"), to assist them in purchasing a residential property.
5. On or about September 27, 2023, the Respondents submitted an offer on behalf of the Buyers, to purchase a residential property at 1 A Street in the amount of \$2.05M, with a completion date of November 27, 2023. The offer was accepted by the sellers on the same day.
6. Prior to submitting the offer, the Complainant requested that the Respondents provide them with a commission rebate in the amount of one per cent (1%) of the purchase price, and the Respondents agreed.
7. After the transaction completed, the Complainant requested payment of the rebate.
8. The Complainant and Respondents had multiple discussions about the rebate and subsequently agreed that the rebate would be \$19,000.
9. On or about February 10, 2024, the Respondents and the Buyers signed an acknowledgement (the "Acknowledgement") confirming that the Respondents agreed to pay the Buyers the \$19,000 rebate.

10. Accompanying the Acknowledgement, Shalforoshzadeh provided the Complainant with a cheque, dated February 10, 2024, in the amount of \$19,000.
11. The Buyers did not receive the \$19,000 as the cheque provided by Shalforoshzadeh was not honoured by their financial institution because of the actions of the Respondents.
12. On May 17, 2024, the Complainant submitted a complaint to RECO.

SUMMARY OF AGREEMENTS

It is agreed that Moloughi failed to comply with the Code of Ethics (0. Reg. 580/05) as follows:

- C. Moloughi promised to pay the Buyers a commission rebate, reduced the promise to writing but then did not follow through on the promise, contrary to sections 1, 2, 5 and 9(1) of the Code of Ethics.
- D. Moloughi provided the Buyers with a commission rebate cheque in accordance with an agreement that they had with Buyers but then caused the cheque not to be honoured by the financial institution, contrary to sections 1, 2, 5 and 9(1) of the Code of Ethics.

It is agreed that Moloughi failed to comply with the following sections of the Code of Ethics (0. Reg. 580/05):

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.

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.

AGREED PENALTY

The Respondent understands and agrees to the following penalty:

To pay a fine of **\$12,000.00** on or before **July 7, 2027**.

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

Course Title (Provider)	Completion date
REIC 2100 - Ethics Intensive for Real Estate Professionals	On or before November 3, 2026

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 Agreed Statement was duly signed by the Parties.]

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 1, 2(a)(b), 5(a)(b) and 9(1) 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. MOLOUGH, Mahvash is ordered to pay a fine in the amount of \$12,000.00, payable to RECO, on or before July 7, 2027.
2. MOLOUGH, Mahvash is ordered to successfully complete the “*REIC 2100 – Ethics Intensive for Real Estate Professionals*” course on or before November 3, 2026, and to provide proof of completion to RECO within 60 days of completion of the course.

Released: August 12, 2026