
**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 -

ASHANTH SUNTHARALINGAM

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:

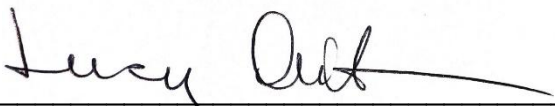
FINDINGS: In violation of Sections 1 and 2(a)(b) of the *TRESA 2002* Code of Ethics.

In violation of Section 22.5(a)(b) of the General Regulation.

ORDER: Fine of \$6,000.00 payable to RECO not later than six (6) months after the date of the Decision of the Discipline Committee: February 1, 2027

Successful completion of the "*Introduction to TRESA*" course and provide proof of completion to RECO no 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 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, Ashanth Suntharalingam ("Suntharalingam") is registered as a salesperson under the *Trust in Real Estate Services Act, 2002* ("Act") and the respondent, Keerthe Jeyalingam ("Jeyalingam"), is registered as a salesperson under the Act.
2. At all relevant times, Suntharalingam was employed at the brokerage Re/Max Community Realty Inc. ("Realty Inc.").
3. At all relevant times, Jeyalingam was employed at the brokerage Realty Inc.
4. Crista Fowler (the "Seller") was the seller and seller's representative of a property located at 23 Gilchrist Court, Whitby, Ontario (the "Property"). The Property was listed for sale on local real estate board(s).
5. On June 1, 2025, a request for a viewing appointment was received by the Seller from Suntharalingam and/or Jeyalingam for later that day. The Seller confirmed the appointment - a confirmation showing appointment was provided for 4:30 p.m.–5:30 p.m.
6. The Seller states that at approximately 4:12 p.m., Suntharalingam and Jeyalingam were observed through the Property's surveillance, entering the Property with a cameraman – not their buyer client(s). No consent was sought from the Seller to permit the photography and/or videography of the Property.
7. The Seller's husband became concerned and attended the Property. It is alleged by the Seller that Suntharalingam, Jeyalingam and their cameraman were found to be recording content on the back deck of the Property.
8. Suntharalingam and Jeyalingam, upon receipt of this complaint, confirmed they did not obtain permission to record content at the Property prior to the showing time. Suntharalingam and Jeyalingam advise that their intention was to conduct a "virtual showing" and they were

“genuinely impressed by the home’s presentation and saw an opportunity to highlight it to additional qualified buyers in our network”.

9. Suntharalingam and Jeyalingam stated that they have deleted all footage of the Property since this complaint.

SUMMARY OF AGREEMENTS

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

- A. Suntharalingam facilitated unauthorized access to a property by entering prior to their scheduled appointment time and permitted videography and/or photography at the Property without obtaining the consent of the Seller, contrary to sections 1 and 2 of the Code of Ethics, O. Reg 365/22 and section 22.5(b) of the General Regulation, O. Reg 567/05.

It is agreed that Suntharalingam 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.

It is agreed that Suntharalingam failed to comply with the following section 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 **\$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
Introduction to TRESA	No 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 course.

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 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. SUNTHARALINGAM, Ashanth 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. SUNTHARALINGAM, Ashanth is ordered to successfully complete the “*Introduction to TRESA*” course no 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 course.

Released: July 31, 2026