
**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 -

ABIR HLAL

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:

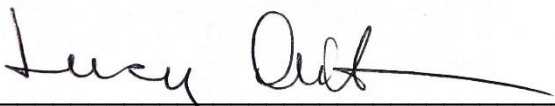
FINDINGS: In violation of Sections 1 and 2(a)(b) of the *TRESA 2002* Code of Ethics.

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 on this matter: February 10, 2027

Successful completion of the “*MCE 2026 Update – Professional Practice Part 1 & 2*” courses or programs no later than six (6) months 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 courses.

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, Abir Hlal (“Hlal”) was registered as a salesperson under the *Trust in Real Estate Services Act, 2002*.
2. Katelyn Chahine and Hani Chahine (the “Owners”) had their property for lease located at 4336 Lee Drive, Mississauga, Ontario (the “Property”). The Owners were represented by Royal LePage Real State Services Ltd. (“Leasing Brokerage”) and Ben Fenlon (“Owners Representative”).
3. On or about October 25, 2025, Hlal requested a showing on behalf of their tenant-client(s) for the Property. Hlal received an appointment confirmation of October 25, 2025 between 3:30 p.m.– 4:30 p.m. for the Property.
4. On October 25, 2025, at approximately 3:06 p.m., Hlal’s tenant-client(s) are viewed on the Property’s security camera entering the Property without Hlal in attendance. The Owners state that Hlal’s tenant-clients used the lockbox to gain access to the Property.
5. The Owners immediately contacted their Owners Representative to express their concerns that Hlal permitted unauthorized persons to enter the Property without being in attendance and failing to lock the door when they exited the Property.
6. Hlal, in their response to this Complaint, advised RECO they were present for the showing at the Property but remained in their vehicle which was parked in the driveway and conducted the showing virtually. Hlal admitted that they provided the lockbox code to their tenant-client(s) to gain access to the Property.
7. Hlal advises that they were sanctioned by Toronto Real Estate Board (“TREB”) for the conduct within this complaint. Hlal accepted a fine of \$5,000 with the completion of a course.

SUMMARY OF AGREEMENTS

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

- A. Hlal facilitated unauthorized and/or unsupervised access to the Property by releasing the lockbox code to their tenant-client(s) to gain entry into the Property, without the consent of the Owner(s) and/or the Owner(s) Representative, contrary to sections 1 and 2 of the Code of Ethics O.Reg 365/22 and section 22.5(a)(b) of the General Regulation O.Reg 567/22.

It is agreed that Hlal 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 Hlal failed to comply with the following sections of the General Regulation:

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
MCE 2026 Update – Professional Practice Part 1 & 2	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 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 (*TRESA 2002*) concluded that the Respondent breached Sections 1 and 2(a)(b) of the *TRESA 2002* Code of Ethics; and Sections 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. HLAL, Abir 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 on this matter.

2. HLAL, Abir is ordered to successfully complete the “*MCE 2026 Update – Professional Practice Part 1 & 2*” courses or programs no later than six (6) months 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 courses.

Released: August 10, 2026