

**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 -**

**MATTHEW GERRY CAMPOLI (registered as MATT CAMPOLI)**

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**DISCIPLINE DECISION AND REASONS FOR DECISION**

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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 2(a)(b) of the *TRESA 2002* Code of Ethics.

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

**ORDER:** Fine of \$6,500.00 payable to RECO, on or before 12 months after the date of the Decision of the Discipline Committee in this matter: March 19, 2027.

Successful completion of the "*Introduction to TRESA*" course on or before 12 months after the date of the Decision of the Discipline Committee in this matter, and to provide proof of completion to RECO within 60 days of completion of the course.

**WRITTEN REASONS:**

## **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, Matthew Campoli (“Campoli”) was registered as a salesperson under the *Trust in Real Estate Services Act, 2002* (“Act”).
2. At all relevant times, Campoli was employed at Brokerage A.
3. The Seller filed a complaint with RECO regarding the conduct of Campoli. Representative A was the Seller’s designated representative (the “Seller’s Representative”) in the sale of their property located at 1-A Street, City A (the “Property”).
4. Campoli had a scheduled home inspection of the Property for April 12, 2024, from 4:00 p.m. – 5:00 p.m. The date and time were confirmed via Broker Bay, an appointment software system used by the Seller’s Brokerage.
5. At the scheduled home inspection time, the Seller observed a group of people at the Property via the Property’s security camera. The Seller notified the Seller’s Representative.
6. The Seller’s Representative attended and entered the Property to find ten unregistered individuals inside the Property.
7. The ten unregistered individuals were not accompanied by Campoli or another registrant.
8. As part of Campoli’s response to the complaint, he indicated that he was out of the country and the agent colleague was unable to attend, and Campoli then arranged for his unregistered executive assistant to attend instead.

### **SUMMARY OF AGREEMENTS**

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

- A. Campoli 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 buyer clients at the scheduled home inspection of the Property, without obtaining the consent of the Seller's Brokerage and/or the Seller, 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 Campoli failed to comply with the following sections of the Code of Ethics:**

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 in the regulation of registrants under the Act.

**It is alleged that Campoli 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 **\$6,500.00** on or before 12 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:

<b>Course Title (Provider)</b>	<b>Completion date</b>
Introduction to TRESA	on or before 12 months after the date of the Decision of the Discipline Committee in this matter.

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 2(a)(b) of the *TRESA 2002* Code of Ethics, and 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. CAMPOLI, Matthew Gerry (registered as CAMPOLI, Matt) is ordered to pay a fine in the amount of \$6,500.00, payable to RECO, on or before 12 months after the date of the Decision of the Discipline Committee in this matter.

2. CAMPOLI, Matthew Gerry (registered as CAMPOLI, Matt) is ordered to successfully complete the *“Introduction to TRESA”* course on or before 12 months after the date of the Decision of the Discipline Committee in this matter, and to provide proof of completion to RECO within 60 days of completion of the course.

*Released: March 19, 2026*