

**IN THE MATTER OF A DISCIPLINE HEARING 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 -

JASMINE MEI LING LEE registered as JASMINE LEE

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 Section 38 of the *REBBA 2002* Code of Ethics.

ORDER: Fine of \$ 8,000.00 payable to RECO on or before October 8, 2025 (180 days from the date of the Discipline Decision).

Successful completion of "RECO MCE Introduction to TRESA", course, and provide RECO with confirmation of successful completion on or before October 8, 2025 (180 days from the date of the Discipline Decision); and to provide proof of completion to RECO within 60 days of completion of the courses.

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 (*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, Jasmine Mei Ling Lee registered as Jasmine Lee (“Lee”), was registered as a salesperson under the Real Estate and Business Brokers Act, 2002 (“Act”), and who is currently registered under the Trust in Real Estate Services Act, 2002.
2. At all relevant times, Lee was employed at Brokerage A.
3. At all relevant times, Registrant A was employed at Brokerage B. Registrant A represented the buyers.
4. The seller was the owner of the property located at 1-A Street, City A, Ontario (“Property”). The seller was represented by Lee.
5. On or about May 12, 2023, the seller entered into a Seller Representation Agreement with Brokerage A.
6. On May 4, 2023, the seller signed a listing data form indicating taxes for 2023 were \$2,022.19. Lee relied solely on the information provided by the seller and posted the Property on the local real estate board listing service (“MLS”).
7. On June 6, 2023, Registrant A submitted an Agreement of Purchase and Sale (“APS”) to Lee, on behalf of their buyers to purchase the Property. On June 6, 2023, the seller accepted the APS.
8. The buyers subsequently learned that the actual taxes for 2023 were \$4,403.86 and not \$2,022.16 as advertised by Brokerage A and Lee on the MLS.

SUMMARY OF AGREEMENTS

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

- A. As the seller’s representative, Lee posted an incorrect tax amount for the Property on the MLS and did not take reasonable steps to verify the tax information prior to posting on the MLS. This conduct is contrary to section 38 of the Code of Ethics.

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

Error, misrepresentation, fraud, etc.

38. A registrant shall use the registrant’s best efforts to prevent error, misrepresentation, fraud or any unethical practice in respect of a trade in real estate.

AGREED PENALTY

The Respondent understands and agrees to the following penalty:

To pay a fine of **\$8,000.00** on or before 180 days from the date of the Discipline Decision.

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

Course Title (Provider)	Completion date
MCE Introduction to TRESA	On or before 180 days from the date of the Discipline Decision.

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 (*REBBA 2002*) concluded that the Respondent breached Section 38 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. LEE, Jasmine Mei Ling (registered as LEE, Jasmine) is Ordered a Fine of \$8,000.00 payable to RECO on or before 180 days from the date of the Discipline Decision.
2. LEE, Jasmine Mei Ling (registered as LEE, Jasmine) is Ordered to successfully complete "RECO MCE Introduction to TRESA", course, on or before 180 days from the date of the Discipline Decision; and to provide proof of completion to RECO within 60 days of completion of the course.

[Released: April 11, 2025]