

**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 -

SUFYAN AHMAD

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

Successful completion of the RECO CE: Introduction to *TRESA* course, not later than six (6) months after the date of the Decision of the Discipline Committee and provide proof of completion to RECO within 60 days of completion of the course

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:

It is agreed as follows:

1. At all relevant times, Sufyan Ahmad (“Ahmad”) was registered as a broker under the *Trust in Real Estate Services Act, 2002*.
2. At all relevant times, Ahmad was employed at Brokerage A.
3. Representative A (the “Seller’s Representative”) and their seller, Seller A (the “Seller”), are the Complainant(s) in this matter.
4. On or about May 17, 2024, the Seller entered into a representation agreement with Brokerage B (“Seller’s Brokerage”) for the sale of their property located at 1A Street, City A (the “Property”).
5. On or about May 28, 2024, Ahmad booked an appointment for the same day between the time of 3:30 p.m. – 4:00 p.m.
6. At approximately 3:31 p.m. the Seller’s security camera captured an individual attending the Property – and Ahmad was not present. The individual was talking on their phone regarding the lockbox situated at the Property. The individual is seen accessing the lock box and entering the Property with the key where they remained inside for approximately 10 minutes.
7. Ahmad has advised RECO that his lapse judgment in releasing the lockbox and/or failing to be in attendance was due to a family emergency.

SUMMARY OF AGREEMENTS

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

- A. Ahmad facilitated unsupervised and/or unauthorized access to the Property by releasing the lockbox code to their buyer client to gain access to the Property and/or failing to be in attendance with their buyer client during a viewing appointment, contrary to sections 2 of the Code of Ethics, and sections 22.5 (a)(b) of the General Regulation.

It is agreed that Ahmad 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 the regulation of registrants under the Act.

It is agreed that Ahmad 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** 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
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MCE Introduction to TRESA	not later than six (6) months after the date of the Decision of the Discipline Committee
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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 (*TRESA 2002*) concluded that the Respondent breached Section 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. SUFYAN AHMAD is Ordered a Fine of \$6,000.00 payable to RECO not later than six (6) months after the date of the Decision of the Discipline Committee.
2. SUFYAN AHMAD is Ordered to successfully complete RECO CE Introduction to TRESA course, not 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 17, 2025]