



Citation: Campbell v. Registrar, *Real Estate and Business Brokers Act, 2002* ONLAT REBBA 13125

Date: 2021-03-18
File Number: 13125/REBBA

Appeal from a Notice of Proposal to Refuse to Grant Registration dated January 12, 2021, by the Registrar pursuant to the *Real Estate and Business Brokers Act, 2002*, S.O. 2002, c. 30, Sch. C

Between:

Shirnev Andrew Lincoln Campbell

Appellant

and

Registrar, *Real Estate and Business Brokers Act, 2002*

Respondent

CONSENT ORDER

ADJUDICATOR: Colin Osterberg, Member

APPEARANCES:

For the Appellant Shirnev Andrew Lincoln Campbell, Self-represented

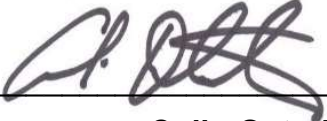
For the Respondent Michael Collis, Counsel

Heard by Teleconference: March 17, 2021

CONSENT ORDER

- [1] The appellant, Shirnev Andrew Lincoln Campbell, and the Registrar under the *Real Estate Business Brokers Act, 2002* (the “**Registrar**”) apply under section 4.1 of the *Statutory Powers Procedure Act*, R.S.O. 1990, c. S.22 for an order of the Tribunal to dispose of this matter without a hearing.
- [2] I have reviewed the correspondence dated March 16, 2021, which is signed by the applicant and Teresa St. Jean, Broker of Record, which was agreed to by the parties, and which is attached to this Consent Order as “Schedule A”.
- [3] On consent of the parties, I order that the proceedings in this matter are concluded and disposed of without a hearing on the basis of the terms set out in the attached Schedule A, which are incorporated into and made part of this Consent Order.

LICENCE APPEAL TRIBUNAL



Colin Osterberg,
Member

Released: March 18, 2021



Real Estate Council of Ontario

March 16, 2021

PRIVATE AND CONFIDENTIAL

Sent VIA email: hhvyrax@gmail.com

Shirnev Campbell
26 Markson Crescent
Hamilton, ON L8T 4W4

Mr. Campbell:

**RE: THE REAL ESTATE AND BUSINESS BROKERS ACT, 2002 (THE "ACT")
REFERENCE: APP-20200300926382/ APPLICATION FOR SALESPERSON REGISTRATION**

1. Pursuant to subsection 10 (2) of the *Real Estate and Business Brokers Act, 2002 (the "Act")*, I hereby consent and undertake to abide by the following conditions of my registration as a real estate salesperson:
 - a) I understand the legislative requirement to notify RECO immediately, in writing, of any new charges under federal and provincial statutes, including, but not limited to, the *Criminal Code*, *Narcotics Control Act*, and the *Highway Traffic Act*.
 - b) I agree that if any new charges are laid against me under any law, I will voluntarily terminate my registration as a salesperson under the Act, and shall provide RECO with my letter of termination within five (5) days of any charges being laid.
 - c) I agree to provide RECO with an original Canadian Criminal Record and Judicial Matters Check, verified by fingerprint comparison if required, with any application I submit for registration, renewal, or reinstatement under the Act.
 - d) I agree to work closely with and be supervised by the broker of record or by a registered employee appointed by the broker of record. I agree that in doing so, the broker of record or registered appointed employee will monitor my activities of trading in real estate under the Act.
 - e) I and my broker of record, or a registered employee appointed by the broker of record, agree to submit to RECO, upon request, reports summarizing the brokerage's level of satisfaction with my conduct as an employee of the brokerage.
 - f) I agree to complete the REIC – Ethics in Business Practice program within the first 8 months of my registration and provide proof of completion to RECO within 5 days of completion.
 - g) I shall notify RECO immediately, in writing, of any complaints made against me through my brokerage, including any complaints made by clients, consumers, brokerage employees,

3300 Bloor Street West
Suite 1200, West Tower
Toronto, Ontario, Canada M8X 2X2

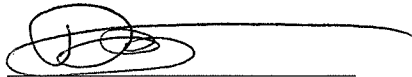
T 416-207-4800
TF 1-800-245-6910
F 416-207-4820

info@reco.on.ca
www.reco.on.ca

registrants, or any real estate boards, and shall provide RECO the details of such complaints, including any documentation RECO may request and/or require. This does not include complaints that are made about me to RECO directly.

- h) I agree to make these conditions available at the request of any individual registered under the Act.
 - i) I agree that RECO may make these conditions available upon request.
 - j) I agree to notify RECO, in writing, within five (5) days of transferring my registration to another brokerage and understand that RECO may refuse any such transfer.
 - k) I agree that if these conditions are still in effect at the time of transferring my registration, I shall notify the new brokerage of these conditions, in writing, prior to the transfer of my registration, and ensure that a copy of these conditions are duly signed by my new broker of record, where the broker of record or an alternate broker has agreed to closely work with and supervise me.
2. I hereby acknowledge and understand that if new or additional information comes to the attention of the Office of the Registrar related to my honesty, integrity, financial responsibility or compliance with law, or if I breach any of these conditions, the Registrar may take further administrative action, including issuing a proposal to revoke my registration, based on the totality of the evidence of my past conduct. Nothing in these conditions shall prejudice or limit the Registrar's rights under the Act.
 3. If any of these conditions is deemed to be invalid, unenforceable, illegal, or a mutual mistake, then such condition shall be severed from the remaining conditions and the remaining conditions shall remain in full force and effect.
 4. I understand that these conditions will be revisited upon renewal of my registration, or reinstatement of registration as the case may be.
 5. I hereby acknowledge that I have read and understood these conditions and have obtained or have had the opportunity to obtain independent legal advice with respect to my consent to the conditions set out herein.

Signed in the City of HAMILTON, this 18th day of MARCH, 2021.



Witness Signature

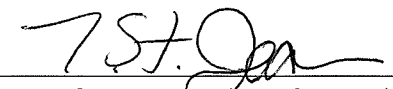
DocuSigned by:


2574B99255CA47F...
Shirnev Campbell

Robin St Jean

Print Witness Name

ACKNOWLEDGED AND UNDERSTOOD BY:



Teresa St. Jean, Broker of Record
Michael St. Jean Realty Inc.