



Citation: Singh v. Registrar, *Real Estate and Business Brokers Act, 2002*, 2021 ONLAT REBBA 12421

Date: 2021-12-14
Tribunal File Number: 12421/REBBA

Appeal from a Notice of Proposal under the *Real Estate and Business Brokers Act, 2002*, to Refuse a Registration

Between:

Ranjay Kumar Singh o/a Roger Singh

Appellant

and

Registrar, Real Estate and Business Brokers Act, 2002

Respondent

CONSENT ORDER

Order Made By: Jennifer Friedland

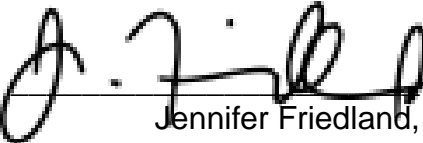
Appearances:

For the Appellant: Ayda Tabrizi, Counsel
For the Respondent: Ian Daley, Counsel

Date of Order: December 14, 2021

- [1] Upon the application to the Tribunal by the appellant, Ranjay Kumar Singh o/a Roger Singh, and the respondent, the Registrar under the *Real Estate and Business Brokers Act, 2002* for issuance of a Consent Order of the Tribunal without a hearing pursuant to section 4.1 of the *Statutory Powers and Procedures Act*, R.S.O. 1990, c. S.22; and
- [2] Having reviewed the written settlement agreement signed by the appellant and the respondent which is attached to this Consent Order as Schedule 'A';
- [3] Therefore, on consent of the parties, this Tribunal orders that the terms and conditions set out in Schedule 'A' are incorporated into and made part of this Order and this matter is concluded and disposed of without a hearing.

LICENCE APPEAL TRIBUNAL


Jennifer Friedland,
Member

Released: December 14, 2021

SCHEDULE 'A'

Tribunal File No. 12421/REBBA

In a Matter Before the Licence Appeal Tribunal

BETWEEN

Ranjay Kumar Singh o/a Roger Singh

Appellant

- and -

Registrar, Real Estate and Business Brokers Act, 2002

Respondent

MINUTES OF SETTLEMENT

WHEREAS the Respondent issued a Notice of Proposal dated October 10, 2019, to refuse registration of the Appellant as a salesperson;

AND WHEREAS the Appellant filed a Notice of Appeal to request a hearing before the Licence Appeal Tribunal (“**Tribunal**”) to contest the Notice of Proposal;

AND WHEREAS the parties engaged in discussions aimed at attempting to resolve the matter without a hearing;

AND WHEREAS the Appellant agrees to withdraw his application for registration as a salesperson and the Respondent agrees to withdraw their Notice of Proposal to Refuse Registration;

NOW THEREFORE the parties agree this matter be resolved in accordance with the agreed upon terms set out below, and by way of an Order issued by the Tribunal incorporating such terms:

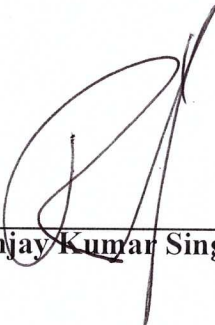
1. The Appellant will enroll in and provide the Registrar with proof of his successful completion of the following educational course: *Real Estate Council of Ontario’s Compliance and Ethics in Real Estate* (Parts 1 and 2).
2. The Appellant acknowledges that he must meet all necessary educational requirements, as determined by the Registrar through an Educational Equivalency Assessment (“**EEA**”).
3. Upon receipt of confirmation of the aforementioned course, and completion of the necessary educational requirements through the EEA, the Appellant will be eligible to apply to have his

registration reinstated. Upon registration under the Act, such registration will be subject to the following conditions for a period of five (5) years (“**Conditions**”):

- a. The Appellant shall hold the registration of a ‘Salesperson’ under the Act.
 - b. The Appellant shall work under a Broker of Record’s close supervision and agrees to have the Broker of Record provide the Registrar with a signed acknowledgement of having received, reviewed, and consented to these Conditions, including to the supervision of the Appellant.
 - c. The Appellant further acknowledges and agrees that prior to any transfer of his registration to any other brokerage, that he shall obtain any new Broker of Record’s acknowledgement of having received, reviewed, and consented to these Conditions, and to the supervision of the Appellant.
 - d. The Appellant acknowledges and agrees that if there is any change to the information he provides or provided in any application, past or present, that he shall immediately notify the Office of the Registrar in writing. The Appellant acknowledges that this includes any new charges or summons under any law.
 - e. The Appellant acknowledges that he will inform the Registrar of all particulars related to debts owed to Canada Revenue Agency (“CRA”). The Appellant further acknowledges that he will provide the Registrar with quarterly reports as it relates to the forgiveness of the penalties and interest from the CRA, along with proof of payments made to the outstanding CRA debt.
 - f. The Appellant acknowledges that he will inform the Registrar of the status of the appeal of the November 18, 2010, Tribunal decision ordering Tarion to refuse to renew the registration of Rocket Homes, within five (5) days of delivery of a decision and will provide all particulars involving fines and/or penalties as related to himself and Rocket Homes, as they relate to offences under the *Ontario New Home Warranties Act*.
 - g. The Appellant agrees that fifteen (15) percent of the Appellant’s commissions will be held back by his Brokerage to be credited towards the outstanding CRA debt and any amount found to be owing to Tarion in accordance with paragraphs (e) and (f).
4. The Appellant acknowledges and agrees that a breach of these Conditions would be a contravention of section 10(2)(f) of the Act.
 5. The Appellant acknowledges and agrees that in the event any new information about him comes to the attention of the Registrar, including but not limited to any charges or convictions under any law, or should the Registrar become aware that he breached any of these Conditions to his registration, that the Registrar may issue a proposal to revoke his registration and that the Registrar may rely on any and all past conduct.

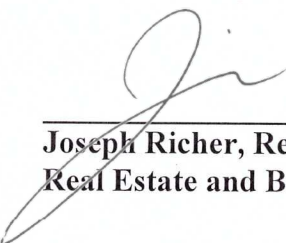
6. The Appellant acknowledges and agrees that he has read and understood the terms of these Minutes of Settlement and confirms that he has obtained independent legal advice with respect to the contents of these Minutes of Settlement.
7. The Appellant acknowledges that if new or additional information comes to the attention of the Registrar related to his honesty, integrity, financial position, or compliance with law, or if he breaches any of these conditions, the Registrar may take administrative action. Nothing in these Conditions shall prejudice or limit the Registrar's rights under the Act.
8. These Minutes of Settlement may be executed in counterparts and a faxed or scanned copy shall be considered valid and binding.

EXECUTED BY:



Ranjay Kumar Singh

Date: December 13, 2021



December 13, 2021

Joseph Richer, Registrar
Real Estate and Business Brokers Act, 2002

Date: December 13, 2021