

**TO: The Registrar**  
**Real Estate and Business Brokers Act, 2002**  
**Real Estate Council of Ontario**  
**1400-3300 Bloor St. West**  
**Toronto, ON M8X 2X2**

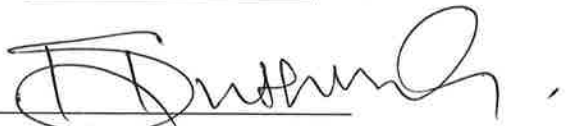
1. Pursuant to subsection 10 (2) of the *Real Estate and Business Brokers Act, 2002* (the "Act"), I hereby consent and undertake to abide by the following conditions of my registration.
  - a) I understand the legislative requirement to notify RECO within five (5) days, in writing, of any new charges under federal and provincial statutes, including, but not limited to, the *Criminal Code*, *Narcotics Control Act*, and the *Highway Traffic Act*.
  - b) I agree to notify RECO immediately, in writing, of any changes to the terms of my September 10, 2021 Probation Order related to my September 10, 2021 Sexual Assault conviction, and I will provide RECO with a letter from the Probation Office confirming the change.
  - c) I agree to provide RECO a letter from the Probation Office confirming the successful completion of my Probation, immediately following the 24-month probation term.
  - d) I agree to successfully complete the RECO MCE course: *Compliance and Ethics in Real Estate, Parts 1 & 2* within six (6) months of the date these conditions are signed and I will notify RECO in writing within five (5) days of completion.
  - e) I agree to provide RECO with confirmation from the Provincial Court that the Fine Order related to the REBBA conviction of January 7, 2022 has been paid on or before the due date. I further agree, if any extension of time to pay is granted by the Court, I will provide this office a copy of the court document granting the extension.
  - f) I agree to provide RECO with an original Canadian *Criminal Record and Judicial Matters Check* from the local police service for the city/region which I reside, verified by fingerprint comparison if required, with any application I submit for registration, renewal, or reinstatement under the Act.
  - g) I agree to notify RECO immediately, in writing, of any complaints made against me through my brokerage, including any complaints made by clients, consumers, brokerage employees, 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 notify RECO, in writing, within 5 days of transferring my registration to another brokerage.
  - i) 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.
  - j) I agree that a copy of these conditions will be published on RECO's website and any other place as may be required by law, and/or deemed by the Registrar to assist in protecting the public.
2. I hereby acknowledge and understand that if new or additional information comes to the attention of RECO 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. 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 MISSISSAUGA, this 28<sup>th</sup> day of OCT., 2022

  
Witness Signature

  
Lakhwinder Luthera, Broker of Record  
Fortune Homes Realty Inc.  
Reference #4720483/JF

PRIYANKA GUDWANI  
Print Witness Name