

**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 Dionis Guillermo Padron hereby consent and undertake to abide by the following conditions of my registration.

a) I agree that from the date of signing these conditions that I will:

- i. not be, or apply to be, a designated broker of record or branch manager of any brokerage registered under this Act;
- ii. not be an officer, director, manager, interested person, associated person, sole proprietor, partner, or shareholder of any real estate brokerage registered under the Act;
- iii. not have ownership interest in any brokerage registered under the Act;
- iv. not have signing authority/be a signatory on any statutory trust account established pursuant to subsection 27 of the Act;
- v. not be designated as an alternate signing authority for any brokerage in the absence of a broker of record;
- vi. not be involved, directly or indirectly, in the management or operational decision making of any brokerage registered under the Act,
- vii. not supervise, or be a team lead for, any salespersons or brokers registered under the Act; and
- viii. not be responsible for the payment of commissions or salaries to any person employed by a brokerage registered under the Act including salespersons and brokers.

b) I agree to notify RECO immediately, and in writing, of any complaints made against me that relate to the trade of real estate and shall provide the Registrar with the details of such complaints, including any documentation that RECO may request and/or require.

c) I agree to notify RECO immediately, and in writing, of any change to the information included in any application for registration, and/or the renewal of registration, made under the Act, and shall set out the nature of the change, in detail, including any documentation that RECO may request and/or require.

d) I agree to notify RECO, in writing, within 5 days of transferring my registration to another brokerage.

- e) 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.
- f) 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 if new or additional information comes to the attention of RECO related to my past conduct, honesty, integrity, compliance with law, financial position or financial responsibility, the Registrar may take further administrative action, including a proposal to revoke my registration. Nothing in these conditions shall prejudice, waive, or limit the Registrar's rights under the Act or the introduction of evidence that predates these conditions.
- 3. I hereby acknowledge these conditions replace any conditions that had previously been applied to my registration.
- 4. I hereby acknowledge these conditions shall remain in effect until the Registrar agrees in writing to lift them.
- 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.

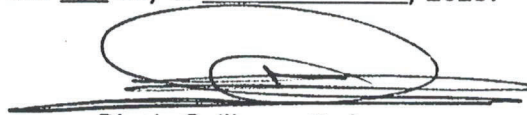
Signed in the City of MISSISSAUGA, this 31 day of OCTOBER, 2023.



Witness Signature


ROBERTO CASTRO

Print Witness Name



Dionis Guillermo Padron
Registration #4708663

ACKNOWLEDGED AND UNDERSTOOD BY:



Pedro Caraballo, Broker of Record
Avila Realty Group Inc.