

**IN A MATTER BEFORE THE DISCIPLINE COMMITTEE OF THE REAL ESTATE COUNCIL OF
ONTARIO**

BETWEEN

REAL ESTATE COUNCIL OF ONTARIO (“**RECO**”)

Applicant

AND

KARMINDER BRAR (“**Brar**”)

Respondent

ALLEGATION STATEMENT

WHEREAS the respondent, Brar, is registered as a salesperson under the *Trust in Real Estate Services Act, 2002* (“**Act**”);

AND WHEREAS section 20 of the Act provides that if the Registrar is of the opinion, whether as a result of a complaint or otherwise, that a registrant has contravened any provision of the Act or of a regulation under the Act, the Registrar may refer the matter in whole or in part to the Discipline Committee of RECO (“**Discipline Committee**”);

AND WHEREAS section 21 of the Act provides that the Discipline Committee shall hear and determine whether a registrant has contravened any provision of the Act or of a regulation under the Act;

THEREFORE, take notice that pursuant to section 20 of the Act, the Registrar hereby refers this matter to a hearing before the Discipline Committee based on the allegations set out herein.

A. PARTICULARS

It is alleged as follows:

1. At all relevant times, Brar was employed at Brokerage A (the “Brokerage”).
2. Representative A (the “seller’s representative”) was the seller’s representative who listed for sale a property located at Street A, City A, Ontario (the “Property”).
3. Brar, on behalf of their buyer-client(s), requested a showing for the Property. A confirmation for the showing appointment for the Property was provided for July 6, 2025 between 1:00 p.m. – 1:30 p.m.
4. At the showing appointment, Brar was witnessed providing the lockbox code to their buyer-client and permitted them to operate the lockbox and then provide the key to Brar. This was captured through the surveillance camera at the Property.
5. Brar admitted in their response to RECO to this complaint that they failed to safeguard the lockbox by allowing their buyer-client to retrieve the key using the access code.

B. SUMMARY OF ALLEGATIONS

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

- A. Brar failed to safeguard the lockbox code when they permitted their buyer-client to gain access the lockbox at the Property to retrieve the key using the lockbox code, contrary to sections 1 and 2 of the Code of Ethics O.Reg 365/22.

It is alleged that Brar failed to comply with the following sections of the Code of Ethics:

Integrity, honesty, good faith, etc.

1. In carrying on business, a registrant shall act with courtesy, honesty, good faith and integrity in relation to every person the registrant deals with.

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.

C. APPLICATION OF THE STATUTORY POWERS PROCEDURE ACT

The *Statutory Powers Procedure Act*, R.S.O. 1990, Chapter S.22 (“**SPPA**”), as amended, applies to matters before the Discipline Committee. Section 8 of the SPPA provides as follows:

8. Where the good character, propriety of conduct or competence of a party is an issue in a proceeding, the party is entitled to be furnished prior to the hearing with reasonable information of any allegations with respect thereto.

RECO states that propriety of conduct or competence shall be an issue in the hearing and RECO has provided herein information of the allegations with respect thereto.

D. FURTHER PARTICULARS / ALLEGATIONS

RECO may send further or other particulars or allegations relevant to this matter or the allegations set out herein. RECO may rely upon such other matters that arise during a hearing of this complaint and that the Discipline Committee sees fit to consider.

Lisa Key, Registrar (Interim)
Trust in Real Estate Services Act, 2002

Date: January 9, 2026