

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

BETWEEN

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

Applicant

AND

YUN CHAI ZHENG registered as WENDY ZHENG (“**Zheng**”)

Respondent

ALLEGATION STATEMENT

WHEREAS Zheng is registered as a broker under the *Trust in Real Estate Services Act, 2002* (the “**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, Zheng was the broker of record at Brokerage A (“Brokerage A”).
2. On or about April 30, 2025, Brokerage B, with Representative A as the seller’s representative (the “Seller Representative”), listed for sale a residential property at Street A, City A, Ontario (the “Property”) on the local multiple listing service.
3. Brokerage A, with Zheng as buyer representative, represented buyers (the “Buyers”) who were interested in purchasing the Property.
4. On May 8, 2025, at 10:30 a.m., Zheng requested to book an appointment for the Buyers to view the Property.
5. On May 8, 2025, at 10:30 a.m., Zheng received an email confirmation that a viewing appointment had been scheduled for May 12, 2025, from 11:15 a.m. to 11:45 a.m.
6. However, on May 8, 2025, at 8:19 p.m., Zheng received an email from the Seller Representative stating that the May 12 appointment had been cancelled.
7. Further, on May 9, 2025, at 8:47 a.m., the listing for the Property was terminated.
8. Despite the appointment being cancelled and the listing terminated, on May 12, 2025, at 11:35 a.m., Zheng entered and viewed the Property with the Buyers and another salesperson.
9. The entry into the Property triggered the home alarm system.
10. The sellers of the Property subsequently complained to RECO about the unauthorized entry.

B. SUMMARY OF ALLEGATIONS

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

- A. Zheng entered and viewed the Property without a confirmed appointment, and without consent of the owners of the Property or their representative, contrary to sections 1, 2(a), 2(b), 9(1) and 9(2) of the Code of Ethics.

It is alleged that Zheng 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.

Conscientious and competent service, etc.

9. (1) A registrant shall provide conscientious, courteous and responsive service to clients and demonstrate reasonable knowledge, skill, judgment and competence in providing such service.

(2) Subject to section 10, in carrying on business, a registrant shall demonstrate reasonable knowledge, skill, judgment and competence in providing opinions, advice, assistance or information to any person.

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.

Glen Thomas, Registrar (Interim)
Trust in Real Estate Services Act, 2002

Date February 23, 2026