

**DECISION OF
THE SASKATCHEWAN REAL ESTATE COMMISSION
AND CONSENT ORDER**

Ambilwade (Re), 2025 SKREC 26

Date: November 25, 2025
Commission File: 2025-29

**IN THE MATTER OF
THE REAL ESTATE ACT, C. R-1.3 AND
IN THE MATTER OF PRASHANT AMBILWADE**

Before: A Saskatchewan Real Estate Commission Hearing Committee
comprised of the following:

Jeffrey P. Reimer - Chairperson

Kayla McQueen

Dean Staff

CHARGE and ADMISSION OF MISCONDUCT:

[1] The registrant is charged with and is admitting to professional misconduct as follows:

Count 1:

- That, Mr. Ambilwade breached section 39(1)(c) of the *Act* by breaching Commission Bylaw 730 by failing to complete the mandatory Disclosure of Interest in Trade forms when he acquired an interest in four leased properties.

LEGISLATION:

[2] Section 39(1)(c) of *The Real Estate Act* states:

“Professional misconduct is a question of fact, but any matter, conduct or thing, whether or not disgraceful or dishonourable, is professional misconduct within the meaning of this Act, if...it is a breach of this Act, the regulations or the bylaws or any terms or restrictions to which the registration is subject.”

[3] Bylaw 730 of the Commission Bylaws states:

“The following approved forms, provided by the Association of Saskatchewan REALTORS®, shall be mandatory.... (f) Disclosure of Interest in Trade”

FACTS:

[4] In accordance with subsection 9(4) of The Real Estate Regulations (“the Regulations”), the Hearing Committee accepts Mr. Ambilwade’s Statement of Facts and Admissions, which includes the following relevant points:

[5] Mr. Ambilwade has been continuously registered as a salesperson under the provisions of *The Real Estate Act* in the Province of Saskatchewan with the Saskatchewan Real Estate Commission since September 25, 2023.

[6] Mr. Ambilwade has taken the following real estate courses:

- Phase 1 – Real Estate as a Professional Career
- Property Management as a Professional Career
- Residential Real Estate as a Professional Career
- Commercial Real Estate as a Professional Career

[7] Mr. Ambilwade has completed the continuing professional development seminars each registration year since 2023-2024.

[8] Mr. Ambilwade is presently registered under the provisions of *The Real Estate Act* as a salesperson with Boyes Group Realty Inc.

[9] On July 23, 2024, Mr. Ambilwade received a written warning from the Commission reminding him of the importance of proper disclosure to all of his clients in the course of his practice.

[10] In July of 2024, Mr. Ambilwade took possession of four revenue properties (“the Properties”).

[11] The tenants had all signed leases with the previous owner. Mr. Ambilwade assumed the leases when he took possession of the Properties in July of 2024.

[12] Mr. Ambilwade did not provide the tenants with the Disclosure of Interest in Trade forms when he assumed the leases.

REASONS:

Mitigating Factors

[13] Mr. Ambilwade was cooperative with the investigation.

[14] Mr. Ambilwade had been a registrant for less than a year at the time the breaches were committed.

Aggravating Factors

[15] Mr. Ambilwade had recently been warned that he was required to complete the Disclosure of Interest in Trade forms.

Prior Decisions & Other Considerations

[16] In May of 2012, the Appeals Committee of the Real Estate Council of Ontario rendered a decision [*In the Matter of Suzette Thompson*](#) (“*Thompson*”). The Appeals Committee in *Thompson* set out a series of factors to be considered when determining the appropriate sanction for a registrant found in breach of the legislation. The factors are as follows:

1. The nature and gravity of the breaches of the Code of Ethics.
2. The role of the offending member in the breaches.
3. Whether the offending member suffered or gained as a result of the breaches.
4. The impact of the breaches on complainants or others.
5. The need for specific deterrence to protect the public.
6. The need for general deterrence to protect the public.
7. The need to maintain the public’s confidence in the integrity of the profession.
8. The degree to which the breaches are regarded as being outside the range of acceptable conduct.
9. The range of sanction in similar cases.

[17] These factors are reasonable considerations and can offer guidance to members of a Hearing Committee tasked with crafting an appropriate sanction for a registrant found to have committed professional misconduct. These factors have been consistently applied in Saskatchewan Real Estate Commission consent orders since September 2016.

1. The nature and gravity of the breaches of the Code of Ethics.

[18] Mr. Ambilwade breached Bylaw 730 by failing to provide the mandatory Disclosure of Interest in Trade form when he acquired an interest in four leased properties.

2. The role of the offending member in the breaches.

[19] Mr. Ambilwade was the only registrant involved in his breaches of the legislation.

3. Whether the offending member suffered or gained as a result of the breaches.

[20] There is no evidence that Mr. Ambilwade enjoyed any gains or suffered any losses as a result of the breaches.

4. *The impact of the breaches on complainants or others.*
- [21] There is no evidence of consumer harm to Mr. Ambilwade's tenants as a result of the breaches.
5. *The need for specific deterrence to protect the public.*
- [22] Specific deterrence is needed to remind Mr. Ambilwade that mandatory forms are to be used in all instances and that he must provide a disclosure of interest in trade for every transaction when he has an interest in the property.
6. *The need for general deterrence to protect the public.*
- [23] General deterrence is needed to remind all registrants that the use of mandatory forms is not discretionary and that it is not up to the registrant to determine when and if to use various forms and that they must provide a disclosure of interest in trade for every transaction when they have an interest in the property.
7. *The need to maintain the public's confidence in the integrity of the profession.*
- [24] Members of the public must be confident that registrants are using the mandatory forms as required. The mandatory forms are for the protection of the public and to strengthen consumer trust and confidence in the real estate industry. Members of the public must be confident they are receiving the proper notice when a registrant is personally involved in a trade in real estate.
8. *The degree to which the breaches are regarded as being outside the range of acceptable conduct.*
- [25] Prashant Ambilwade's conduct falls below the standard expected of registrants, but it was not egregious.
9. *The range of sanction in similar cases.*

A. What is an appropriate sanction for Prashant Ambilwade's breaches of Bylaw 730?

- [26] Mr. Ambilwade breached Bylaw 730 four times. Mr. Ambilwade assumed four leases when he purchased four properties. Mr. Ambilwade did not provide disclosure to any of the tenants when he took over the leases.
- [27] In *Zareh (Re)* [2019 SKREC 5](#) ("*Zareh*"), Mr. Zareh was issued an order of reprimand and a \$4,000 fine.
- [28] Mr. Zareh owned or had a material interest in six rental properties. During the period the properties were leased, Mr. Zareh did not complete a Disclosure of Interest in Trade form with respect to any of the properties, nor did he otherwise disclose in writing to the tenants that he owned or had a material interest in the property and that, although he was a registrant, the *Act* did not apply to the lease or rental agreement.

- [29] Mr. Zareh had no previous sanction history and was co-operative with the investigation. His failure to complete the appropriate forms was an oversight, not a deliberate omission.
- [30] It must be noted that the decision in *Zareh* was rendered prior to 2020. In May of 2020, the provincial legislature amended section 38 of *The Real Estate Act* to increase the maximum fines that can be ordered against registrants found guilty of professional misconduct or professional incompetence. The previous iteration of the legislation capped fines at \$5,000 for each finding up to a maximum of \$15,000 in the aggregate for all findings. The new maximum fine for each finding of professional misconduct or professional incompetence was increased to \$25,000 up to \$100,000 in the aggregate for all findings. While this legislative change does not invalidate the precedents to be found in previous hearing decisions, it must be taken as a strong signal from lawmakers that the fines ordered against registrants should be increased to ensure the protection of the public.
- [31] Similar to *Zareh*, Mr. Ambilwade had multiple breaches of Bylaw 730 and had no previous sanction history.
- [32] In *Chahil (Re)* [2020 SKREC 5](#) ("*Chahil*"), Mr. Chahil was issued an order of reprimand and a \$1,000 fine.
- [33] Mr. Chahil was a director of a corporation that held title to the property. Mr. Chahil's former business partner had paid Mr. Chahil out his portion once the business was up and running and they were in the process of removing Mr. Chahil from his position as director of the corporation. Mr. Chahil was approached by a friend who was interested in purchasing the property. Mr. Chahil filled out a Contract of Purchase and Sale which stated that neither the corporation nor the buyer was represented by a registrant. Mr. Chahil did not provide the buyer with a completed Disclosure of Interest in Trade form. Mr. Chahil continued to correspond with the buyer about his purchase of the property, but the buyer ultimately decided not to complete the transaction.
- [34] Mr. Chahil was cooperative with the investigation and had no previous sanction history. He had been registered for just over a year at the time of the transaction. The ongoing coronavirus pandemic had a significant and largely negative impact on the real estate market and on registrants' incomes generally.
- [35] Mr. Ambilwade's breach was more serious than the registrant in *Chahil*. While both Mr. Chahil and Mr. Ambilwade had been registered for only a short time before the violations, Mr. Ambilwade was warned previously of the importance of using the mandatory Disclosure of Interest in Trade forms. Mr. Ambilwade also has several breaches of Bylaw 730.
- [36] An order of reprimand and a fine of \$6,000 are appropriate sanctions for Mr. Ambilwade's breach of Bylaw 730.

CONSENT ORDER:

- [37] In accordance with *The Real Estate Act*, its Regulations, and the Commission Bylaws, and with the consent of Mr. Ambilwade and the Investigation Committee of the Saskatchewan Real Estate Commission, the Hearing Committee hereby orders:
- [38] With respect to Count 1, the charge of professional misconduct contrary to Section 39(1)(c) of *The Real Estate Act*:
- a. Mr. Ambilwade shall receive an order of reprimand for the violation of Bylaw 730 of *The Real Estate Act*;
 - b. Mr. Ambilwade shall, within 6 months of the date of this order, pay to the Saskatchewan Real Estate Commission a \$6,000.00 fine for the said violation of the *Act*; and,
 - c. Mr. Ambilwade's registration shall be terminated if he fails to make payment as set out above.
- [39] There shall be no order as to costs.

Dated at Regina, Saskatchewan, this 25th day of November, 2025.

Jeffrey P. Reimer
Hearing Committee Chairperson