

S/N 2 – Misleading Potential Tenants Regarding Ownership of Rental Property

Facts of Case

The Respondent represented the buyers of the seller's former HDB flat ('former flat'). The seller needed to rent a HDB flat for her family to stay before they could move into their new HDB flat. The Respondent sought to lease a HDB flat ('the Property') to the seller during such transition period.

The Respondent told the seller that the Property was owned by her cousin and also passed her an HDB ownership information sheet printed from HDB e-services, which had been altered to show that the Property was solely owned by the cousin. Unknown to the seller, such representation was false as the person alleged to be the cousin was actually the Respondent's ex-husband and the Property was co-owned by the Respondent and her ex-husband. It was common ground that the Respondent did not represent the seller, and did not act as a salesperson, in the leasing out of the Property.

The seller proceeded to enter into a tenancy agreement to lease the property but she could not proceed to occupy the Property (as the previous tenants of the Property were allowed to extend their lease). The seller complained to CEA.

Charge

The Respondent was charged with misleading the seller, by using a falsified HDB information sheet, that the Property was owned by her cousin in contravention of paragraph 7(1) read with paragraph 7(2)(a) of the Code of Ethics and Professional Client Care.

Outcome

After a trial, the DC found the Respondent guilty of the charge and ordered that she be suspended for 3 months and that she pay fixed costs of \$1,000 to CEA.