



Citation: Just Deals Ltd. and Magid (Mike) Hanna v. Registrar, *Motor Vehicle Dealers Act, 2002*, 2025 ONLAT 17554/MVDA and 17755/MVDA

Licence Appeal Tribunal File Numbers: 17754/MVDA and 17755/MVDA

In the matter of appeals from a Notice of Proposals issued by the Registrar under the *Motor Vehicle Dealers Act, 2002*, S.O. 2002, c. 30, Sch B (the “*Act*”), to suspend the registrations of a motor vehicle dealer and a motor vehicle salesperson, pursuant to s. 9 of the *Act* and of immediate suspension orders, pursuant to s. 10 of the *Act*.

Between:

Just Deals Ltd. and Magid (Mike) Hanna

Appellant

and

Registrar, *Motor Vehicle Dealers Act, 2002*

Respondent

CONSENT ORDER

ADJUDICATOR:

Jeffery Campbell, Vice-Chair

Date:

October 9, 2025

BACKGROUND

- [1] Just Deals Ltd. and Magid (Mike) Hanna (the “Appellants”) appeal from a Notice of Proposal (“NOP”) to suspend the registrations of Magid (Mike) Hanna as a motor vehicle salesperson and Just Deals Ltd. as a motor vehicle dealer, issued on September 12, 2025, by the Registrar, *Motor Vehicle Dealers Act, 2002* (the “Registrar”) under the *Act*. The Appellants also appeal Immediate Temporary Suspension Orders issued on September 12, 2025.
- [2] The parties advised the Tribunal that they had resolved the issues in dispute and the parties have consented to the registration of the Appellants as a motor vehicle salesperson and a motor vehicle dealer under the *Act* on the terms and conditions set out in Terms and Conditions between the Appellants and the Registrar signed by the parties on October 7, 2025. The Terms and Conditions shall constitute Schedule A.
- [3] Further, both parties confirmed that pursuant to section 4.1 of the *Statutory Powers Procedure Act*, R.S.O. 1990, c. S 2 (the “SPPA”), both parties waive the requirements of a hearing and consent to an Order of the Tribunal to confirm the appellants’ registration on the Terms and Conditions set out on Schedule A. A copy of the agreements signed by all parties is attached as Schedule A to this Order.

ON CONSENT OF BOTH PARTIES, I ORDER:

- [4] Pursuant to s. 4.1 of the SPPA and on the consent of the parties, I dispose of this proceeding on the Terms and Conditions set out in the agreement signed by the parties on October 7, 2025. a copy of which is attached to this order as Schedule A, which Schedule A is incorporated and made part of this Order.

LICENCE APPEAL TRIBUNAL



Jeffery Campbell, Vice-Chair

Released: October 9, 2025

Schedule A

LAT File No. 17755 and No. 17754

TO: **Licence Appeal Tribunal**
 Tribunals Ontario
 General Services
 15 Grosvenor Street, Ground Floor
 Toronto, ON M7A 2G6

FROM: **The Registrar**
 Motor Vehicle Dealers Act, 2002
 Ontario Motor Vehicle Industry Council
 65 Overlea Blvd., Suite 300
 Toronto, ON M4H 1P1

FROM: **Just Deals Ltd.**
 3132 Kingston Rd
 Toronto, ON M1M 1P2

AND FROM: **Magid (Mike) Hanna**

Pursuant to subsection 6(2) of the *Motor Vehicle Dealers Act, 2002* ("the MVDA"), Just Deals Ltd. ("the Dealer") and Magid (Mike) Hanna ("Hanna") (collectively, "the Registrants") and the Registrar, *Motor Vehicle Dealers Act, 2002*, ("the Registrar"), in accordance with section 4.1 of the *Statutory Powers Procedure Act*, do hereby waive the requirements of a hearing and consent to an Order of the Licence Appeal Tribunal ("the Consent Order") based upon the following terms and conditions:

REGISTRATION

1. The Registrants shall comply with all requirements of the MVDA and Ontario Regulation 333/08, the Code of Ethics in Ontario Regulation 332/08, and the Ontario Motor Vehicle Industry Council ("OMVIC") Guidelines, as may be amended from time to time. The Registrants further agree to read all correspondence and bulletins from OMVIC as released.
2. The Registrants shall provide the Registrar with notice in writing, within five (5) days of any substantive changes to their business plan or information provided in obtaining their registration, pursuant to section 31 of Ontario Regulation 333/08.
3. The Dealer shall provide the Registrar with notice in writing, within five (5) days of any change to the officers or directors of the corporation, pursuant to section 24 of the MVDA. The Dealer further agrees to notify the Registrar of any change in partners or owner, person(s) in charge, and signing authority for the dealership. The Dealer further agrees not to effect such changes without first obtaining the Registrar's prior approval, in writing.
4. The Registrants shall ensure that their registration is not used to trade in motor vehicles where the Registrants know, or ought to know, that trading motor vehicles will facilitate an illegal or unethical practice.
5. The Registrants shall ensure that all personnel, agents, assignees or anyone acting on behalf of the Registrants are informed of the Terms and Conditions contained in this document to the extent necessary to ensure compliance with these Terms and Conditions.

DISCLOSURE

6. The Registrants shall ensure that all trades in motor vehicles are completed in accordance with section 30 of the MVDA and pursuant to sections 39, 40, 41, 42 and 43 of Ontario Regulation 333/08 and section 4 of Ontario Regulation 332/08, where applicable.

7. The Registrants shall disclose all material facts about the motor vehicles for purchase or lease to its customers. The Registrants further agree to disclose all material facts on the Bill of Sale, in writing. The Registrants shall ensure compliance with the disclosure obligation notwithstanding whether the vehicle has been branded through MTO. For greater certainty, a material fact is one that, if disclosed could affect the decision of a reasonable person to purchase or lease the vehicle or affect the purchase price. In the case of damaged vehicles, the Registrants further agree to disclose as much detail as possible regarding the nature and severity of the damage. The Registrants undertake, acting reasonably, to research the history of all the motor vehicles under trade to ensure all material facts are disclosed.
8. Subject to any legal defences, the Registrants agree to accept full responsibility for the quality of any repairs or alterations to a motor vehicle performed by the Registrants' personnel, agents, assignees, affiliated repair facilities or anyone acting on behalf of the Registrants.

BOOKS AND RECORDS

9. The Registrants shall provide full and free access to books and records of the Dealer to an authorized representative of the Registrar in accordance with section 15 of the MVDA.
10. Where applicable, the Dealer shall retain a copy of the Safety Standards Certificate Inspection Report for a period of at least six (6) years.

REQUESTS FOR INFORMATION

11. The Registrants shall comply with every request for information made by the Registrar under section 14 of the MVDA, including any follow-up requests arising from the information provided.
12. Unless otherwise authorized by the Registrar, the Registrants shall deliver a complete response to the Registrar's request for information under section 14 within five (5) business days of receipt.

LETTER OF CREDIT

13. The Dealer shall provide an irrevocable Letter of Credit in the interest of the Motor Vehicle Dealers Compensation Fund ("the Fund") of not less than \$20,000 from a financial institution under the *Loan and Trust Corporations Act*, *The Bank Act* or from a credit union or league to which the *Credit Unions and Caisses Populaires Act* applies, as may be amended from time to time.
14. The Letter of Credit shall be in the form set out by the Registrar and shall be submitted to the Registrar within ninety (90) days of the date of the Consent Order.
15. Should the financial institution give notice that the Letter of Credit is to be rescinded, the Dealer shall provide a replacement Letter of Credit in the same amount before the expiry of the notice period.
16. The Dealer understands that the Registrar may release a portion of the funds held by the Letter of Credit before the closure of business, subject to the following:
 - a. The request must be made in writing to the Registrar;
 - b. The request must be made by all the owners, partners, officers, directors, and shareholders registered with the Registrar;
 - c. The request must be made no less than two (2) years after the Letter of Credit was deposited with the Registrar; and,

- d. The Registrar shall hold back a minimum amount of \$5,000 until the closure of business; and,
- e. The Dealer consents that the Registrar has the discretion to approve the release of the Letter of Credit based on the Dealer's compliance record and other risk considerations that the Registrar deems appropriate at the time of the request.

17. The Dealer further agrees to maintain the above Letter of Credit, in the interest of the Fund, for a minimum period of two (2) years from the date of the Consent Order. After the expiry of this two-year period, the Letter of Credit may be terminated only upon the Dealer's provision of at least ninety (90) days' prior written notice to the Registrar of its intent to wind-up the Letter of Credit.

EDUCATIONAL COURSE

18. Hanna shall successfully complete the MVDA Key Elements Course no later than ninety (90) days from the date of the Consent Order and achieve a minimum score of 80% in the examination.

ACKNOWLEDGEMENT AND UNDERTAKING:

- 19. The Registrar is relying on the accuracy and completeness of all documents, statements or information provided by the Registrants in support of lifting their suspension under the MVDA.
- 20. The Registrar may take further administrative action, including a proposal to suspend or revoke the registration of the Registrants, arising from any matters that have occurred or may occur related to honesty and integrity, financial responsibility or compliance with these terms and conditions.
- 21. The Registrants have obtained independent legal advice, or the Registrants have had the opportunity to obtain independent legal advice respecting consent to the Terms and Conditions contained in this document.

10/7/2025

Signed in the City of Toronto this ____ day of _____, 20 ____.

Magid (Mike) Hanna

Name of Authorized Representative of Just Deals Ltd. (please print clearly)

Signed by:
Magid (Mike) Hanna

Signature - I have authority to bind the corporation.

Magid (Mike) Hanna

Magid (Mike) Hanna (please print clearly)

Signed by:
Magid (Mike) Hanna

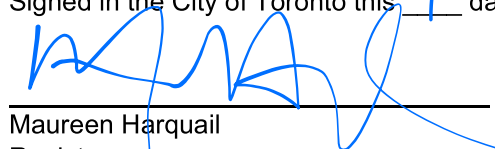
Signature

just_deals@hotmail.com

Business Email Address (please print clearly)

These Terms and Conditions are accepted by the Registrar, *Motor Vehicle Dealers Act, 2002*.

Signed in the City of Toronto this 7 day of October, 2025.



Maureen Harquail
Registrar
Motor Vehicle Dealers Act, 2002