



Case Summary

Respondent's Name:	Francesco De Dominicis
Forum:	Discipline Committee
Decision:	In violation of the Code of Ethics Fine of \$8,000 and 2 Courses
Date of Decision:	March 17, 2021

Summary

De Dominicis represented the seller of a residential property. The seller had solar panels installed on the roof of the property under a 20-year term rental agreement.

De Dominicis did not do the appropriate due diligence to confirm the status of the solar panels. As such, the seller entered into an agreement to sell the property without any provision that the solar panels were rented and/or that the rental agreement was to be assigned to the buyer. As a result, on closing the seller was obligated to buy out the solar panels. The seller was able to recover partial restitution through De Dominicis' errors and omissions insurance coverage.

The Discipline Committee found that De Dominicis breached four sections of the Code of Ethics: 4, 5, 21(1) and 38, and he was ordered to pay a fine of \$8,000 and complete two courses in compliance and ethics.

[Read the complete Discipline Committee decision here.](#)