



Real Estate Council of Ontario

Case Summary: Michael Deangelis

Forum	Discipline Committee
Decision	In violation of the Code of Ethics Fine of \$2,500.00
Date of Decision	April 16, 2020

Summary

Deangelis represented the buyer of a property. The seller's representative misrepresented the size of the property, nearly doubling its acreage for the listing and published materials.

Deangelis obtained a Geowarehouse report that confirmed the true size of the property in square feet and provided this to the buyers. However he failed to point out that this report clarified that the property was half of its advertised size.

The buyer entered into an Agreement of Purchase and Sale and learned the true size of the property from his lawyer, prior to closing. The buyer was unable to obtain an abatement in the sale price from the seller.

Having reviewed an Agreed Statement of Facts and Penalty and Waiver of Hearing, the Discipline Committee found that Deangelis breached sections 4, 5, 21(1) and 38 of the [Code of Ethics](#) and was ordered to pay a fine of \$2,500 on or before December 31, 2020.

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