



Real Estate Council of Ontario

Case Summary: Sandra Catherine Smallbone (registered as Sandy Smallbone)

Forum	Discipline Committee
Decision	In violation of the Code of Ethics Fine of \$7,500
Date of Decision	February 17, 2021

Summary

Sandy Smallbone provided false information to a potential buyer about when the seller would consider offers, depriving the buyer of an opportunity to submit an offer.

While Smallbone informed buyers of the multiple offer situation, she failed to inform the competing buyers that one of competing offers was from her own buyer client.

The Discipline Committee found that Sandy Smallbone breached sections 3, 4, 17, 37 and 39 of the [Code of Ethics](#).

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