



Case Summary

Respondent's Name:	Debra Jean Tosh
Forum:	Discipline Committee
Decision:	In violation of the Code of Ethics Fine of \$12,000.00 "REIC 2600 Ethics and Business Practice" course
Date of Decision:	January 15, 2020

Summary

Tosh was the listing representative for a Property. She also represented two sets of prospective buyers. The first buyers' offer did not conclude in an agreement. When the second buyers made an offer, Tosh did not give the first buyers an opportunity to submit another offer.

In negotiations with her seller client during the first buyer's offer, Tosh agreed to reduce the commission payable, but did not properly document the commission reduction agreement and withheld the fact of the reduction from the first buyers.

In negotiations regarding the second buyers' offer, Tosh created a separate schedule to the Agreement of Purchase and Sale ("APS") solely for financing purposes which did not reflect the true APS.

Tosh was found to have violated sections 3, 4, 5, 17, 25(1), 37(1), 38 and 39 of the Code of Ethics.

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