
**IN THE MATTER OF A DISCIPLINE PROCEEDING HELD PURSUANT TO THE
*TRUST IN REAL ESTATE SERVICES ACT, 2022***

BETWEEN:

REAL ESTATE COUNCIL OF ONTARIO

- AND -

CHRISTOPHER EDWARD SLIGHTHAM (registered as CHRIS SLIGHTHAM)

DISCIPLINE DECISION AND REASONS FOR DECISION

Subject to Rule 4.02 of the Discipline and Appeals Committee Rules of Practice (*TRESA 2002*), I, the Chair of the Discipline Committee (*TRESA 2002*) have reviewed and considered the Agreed Statement of Facts and Penalty together with the Waiver of Hearing submitted by the Parties to this proceeding and provide the following Order:

FINDINGS: In violation of Sections 2(b), 12(2) and 16(2) of the *TRESA 2002* Code of Ethics.

In violation of Sections 30(1)(b)(c) of the *General Regulation*.

ORDER: Fine of \$20,000.00 payable to RECO not later than six (6) months after the date of the Decision of the Discipline Committee on this matter: November 23, 2026.

WRITTEN REASONS:

REASONS FOR DECISION

INTRODUCTION

This matter proceeded on the basis of an Agreed Statement of Facts and Penalty and Waiver of Hearing, pursuant to Rule 4.02 of the Rules of Practice (*TRESA 2002*).

The Agreed Statement of Facts and Penalty read:

AGREED STATEMENT OF FACTS AND PENALTY

It is agreed as follows:

1. At all relevant times, Slightham was registered as a broker under the *Trust in Real Estate Services Act, 2002* ("Act") and employed at Brokerage A as the Broker of Record.
2. At all relevant times, Salesperson A was employed as a salesperson at Brokerage A
3. On October 6, 2023, Salesperson A registration lapsed for failing to meet the Continuing Education requirements and he was terminated as a registrant registered by RECO.
4. Three weeks prior to October 6, 2023, Brokerage A emailed Salesperson A to remind him of his upcoming registration renewal and to advise that if he did not renew, he would not be permitted to trade in real estate until he was reinstated.
5. Brokerage A also wrote to Salesperson A on October 10, 2023 advising that he could not trade in real estate until he has been reinstated.
6. On March 4, 2024, Brokerage A wrote to Salesperson A to remind Salesperson A that he was not registered and could not trade in real estate until reinstated.
7. On July 22, 2024, Brokerage A wrote to Salesperson a fourth time and advised Salesperson A that Brokerage A would terminate him if there was no update on his registration by July 26, 2024.
8. Salesperson A's registration was reinstated on September 17, 2024.
9. While Salesperson A's registration was terminated, he continued to trade in real estate as a salesperson employed by Brokerage A, completing seventeen transactions without registration.
10. Salesperson A actively traded in the following trades while unregistered:

	Address	Offer Date	Close Date
1	1 A Street	October 12, 2023	October 16, 2023
2	2 B Street	November 7, 2023	December 1, 2023
3	3 C Street	November 14, 2023	January 18, 2024
4	4 D Street	November 13, 2023	December 1, 2023
5	5 E Street	November 24, 2023	February 13, 2024
6	6 F Street	January 1, 2024	February 29, 2024

	Address	Offer Date	Close Date
7	7 G Street	December 15, 2023	January 1, 2024
8	8 H Street	January 10, 2024	January 12, 2024
9	9 I Street	January 22, 2024	January 23, 2024
10	10 J Street	January 2, 2024	February 3, 2024
11	11 K Street	February 27, 2024	February 28, 2024
12	12 L Street	February 20, 2024	February 25, 2024
13	13 M Street	April 6, 2024	April 8, 2024
14	14 N Street	April 23, 2024	April 24, 2024
15	15 O Street	April 29, 2024	April 30, 2024
16	16 P Street	June 25, 2024	June 26, 2024
17	17 Q Street	June 23, 2024	August 2, 2024

11. Slightham did not terminate the employment of Salesperson A, nor did he direct Brokerage A to immediately halt any trading activity conducted by Salesperson A while he was not registered to trade in real estate.

SUMMARY OF AGREEMENTS

It is agreed that Slightham failed to comply with the Act and/or Regulations as follows:

- A. Slightham failed to ensure that the brokerage complied with the law by employing and paying only registrants to perform the functions for which registration is required, contrary to section 12(2) of the Act, sections 2(b) and 16(2) of the Code of Ethics, and sections 30(b) and 30(c) of the General Regulation.

It is agreed that Slightham failed to comply with the following sections of the Act:

Duties

12. (2) The broker of record shall ensure that the brokerage complies with this Act and the regulations.

It is agreed that Slightham failed to comply with the following sections of Code of Ethics:

Unprofessional conduct, etc.

2. A registrant shall not engage in any act or omission that, having regard to all of the circumstances, would reasonably be regarded as,

...

- (b) likely to bring the sector into disrepute or to undermine public confidence the regulation of registrants under the Act.

Duty to ensure compliance

16. (2) The broker of record of a brokerage shall ensure that the brokerage complies with this Regulation.

It is agreed that Slightham failed to comply with the following section of the General Regulation:

Broker of record

30. (1) A broker of record shall,

...

- (b) ensure an adequate level of supervision for the brokers, salespersons and other persons employed by the brokerage; and
- (c) take reasonable steps to deal with any failure to comply with the Act or the regulations by a broker, salesperson or other person employed by the brokerage.

AGREED PENALTY

The Respondent Slightham understands and agrees to the following penalty:

To pay a fine of **\$20,000.00** no later than **six months** after the date of the Decision of the Discipline Committee on this matter.

Respondent's acknowledgements:

1. I acknowledge that I have read and understand the penalty outlined herein and agree to the said terms and/or conditions.
2. I acknowledge my right to seek legal counsel in this matter before signing this agreement.
3. I agree, understand, acknowledge and consent to waiving my right to a hearing before the Discipline Committee.

Waiver of hearing before the Discipline Committee:

4. The parties consent to disposing of the matter without a hearing before the Discipline Committee and agree to the terms set out herein.
5. The parties request an Order from the Chair of the Discipline Committee that includes this Agreement of Facts and Penalty as a final settlement of this matter.

By Brokerage A below the Parties agree, acknowledge, understand and consent to the final settlement of this matter by way of this Agreed Statement of Facts and Penalty.

[The Parties duly signed the Agreed Statement.]

DECISION OF THE CHAIR

Having reviewed and considered the Agreed Statement of Facts, the Chair of the Discipline Committee (*TRESA 2002*) concluded that the Respondent breached Sections 2(b), 12(2) and 16(2) of the *TRESA 2002* Code of Ethics, and Sections 30(1)(b)(c) of the General Regulation. The Chair of the Discipline Committee (*TRESA 2002*) is also in agreement with the joint submission of the Parties as to penalty and accordingly makes the following order:

1. **SLIGHTHAM, Christopher Edward (registered as SLIGHTHAM, Chris)** is ordered to pay a fine in the amount of \$20,000.00, payable to RECO, no later than six months after the date of the Decision of the Discipline Committee on this matter.

Released: May 21, 2026