
**IN THE MATTER OF A DISCIPLINE PROCEEDING HELD PURSUANT TO THE
*TRUST IN REAL ESTATE SERVICES ACT, 2002***

BETWEEN:

REAL ESTATE COUNCIL OF ONTARIO

- AND -

CHRISTINE MARIE BARBARA VOLLICK (registered as CHRISTINE VOLLICK)

DISCIPLINE DECISION AND REASONS FOR DECISION

Subject to Rule 4.02 of the Discipline 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 8(1) and 9(1) of the *TRESA 2002* Code of Ethics.

In violation of Section 22.1(1)(a) of the General Regulation.

ORDER: Fine of \$10,000.00 payable to RECO on or before:
December 31, 2026

Successful completion of the “*RECO 2026 Update Course – Professional Practice*” course and provide proof of completion to RECO not later than 180 days after the date of the Decision of the Discipline Committee on this matter, and to provide proof of completion to RECO within 60 days of completion of the course.

WRITTEN REASONS: *attached*



Lucy Aita
Chair, Discipline Committee (*TRESA 2002*)

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, CHRISTINE VOLLIICK ("Vollick") was registered as a broker under the *Trust in Real Estate Services Act, 2002* ("Act").
2. At all relevant times, Vollick was employed at the brokerage Century 21 B.J. Roth Realty Ltd. ("Roth").
3. At all relevant times Michael Bacci ("Bacci") was employed as an agent at the brokerage Re/Max Hallmark Chay Realty Inc. ("Chay").
4. Kristina Patrick and Arron Patrick (the "Sellers") were the owners of the property known municipally as 10 Condor Drive, Oro-Medonte, Ontario (the "Property").
5. Vollick represented the Sellers in connection with the sale of the Property.
6. On or about February 28, 2024, the Sellers entered into a seller representation agreement with Roth, through Vollick, to market and sell the Property.
7. On or about May 9, 2024, the Sellers accepted a written Agreement of Purchase and Sale (the "APS") from, John Brock and Beatrice Edwards (the "Buyers") represented by Chay with Bacci acting on their behalf.
8. The APS provided, among other things, that the Buyers would deliver a deposit of \$30,000 to Roth within 24 hours of acceptance and that the transaction was conditional on financing and inspection, with a scheduled completion date of June 30, 2024.
9. On or about May 13, 2024, Vollick was advised by Bacci that the Buyers were making the deposit and that a deposit receipt would be provided "soon"; however, Vollick did not verify receipt of the deposit with Roth or otherwise obtain proof that the deposit had been paid.
10. On or about May 23, 2024, the financing condition in the APS was fulfilled and/or waived. In or around the same time, the Sellers purchase of another property became unconditional, as it

had been conditional on the sale of the Property. Vollick represented to the Sellers that the APS was firm and failed to advise the Sellers that she had not confirmed that the deposit had been received.

11. On or about June 2, 2024, Vollick learned from Roth that the deposit had not been received. Vollick then contacted Bacci to inquire about how, and whether, the deposit had been paid.
12. The Buyers did not complete the purchase of the Property on June 30, 2024.
13. The Sellers were relying on the funds from the sale of the Property to complete their own purchase also scheduled to close on June 30, 2024. The Sellers entered into a mutual release with the sellers of their intended purchase, forfeiting their \$5,000 deposit and paying an additional \$10,000, for a total of \$15,000.
14. Vollick did not take reasonable steps to verify that the required deposit had been received into Roth's trust account and did not obtain or provide a deposit receipt confirming payment of the deposit.

SUMMARY OF AGREEMENTS

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

- A. Vollick failed to take reasonable steps to confirm whether the \$30,000 deposit required under the Agreement of Purchase and Sale had been paid to her brokerage, contrary to sections 8(1), and 9(1) of the Code of Ethics, and section 22.1(1)(a) of the General Regulation.

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

Best interests

8. (1) A registrant that represents a client shall promote and protect the best interests of the registrant's clients.

Conscientious and competent service, etc.

9. (1) A registrant shall provide conscientious, courteous and responsive service to clients and demonstrate reasonable knowledge, skill, judgment and competence in providing such service.

It is agreed that Vollick failed to comply with the following sections of the General Regulation:

Material facts

22.1 (1) A broker or salesperson who represents a client in respect of the acquisition or disposition of a particular interest in real estate shall,

- (a) take reasonable steps to determine the material facts relating to the acquisition or disposition;
- (b) disclose the material facts to the client as soon as possible after the determination; and
- (c) advise the client to consider whether the material facts affect their decision to acquire or dispose of the interest.

(2) The broker or salesperson shall make best efforts to obtain a written acknowledgement from the client indicating that the disclosure and advice mentioned in subsection (1) has been received and, if the client makes the acknowledgement, provide them with a copy of it.

AGREED PENALTY

The Respondent understands and agrees to the following penalty:

To pay a fine of **\$10,000.00** on or before **December 31, 2026**.

To successfully complete the following courses or programs by the identified completion date:

Course Title (Provider)	Completion date
RECO 2026 Update Course – Professional Practice	not later than 180 days after the date of the Decision of the Discipline Committee on this matter.

To provide proof of completion to RECO within 60 days of completion of the courses.

Respondent 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 signature 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 8(1) and 9(1) of the TRESA 2002 Code of Ethics; and Section 22.1(1)(a) 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. VOLLICK, Christine Marie Barbara, registered as VOLLICK, Christine, is ordered to pay a fine in the amount of \$10,000.00, payable to RECO, on or before December 31, 2026.
2. VOLLICK, Christine Marie Barbara, registered as VOLLICK, Christine, is ordered to successfully complete the "RECO 2026 Update Course – Professional Practice" course not later than 180 days after the date of the Decision of the Discipline Committee on this matter, and to provide proof of completion to RECO within 60 days of completion of the course.

Released: September 18, 2026