
**IN THE MATTER OF A DISCIPLINE HEARING HELD PURSUANT TO THE
*REAL ESTATE AND BUSINESS BROKERS ACT, 2002, S.O. 2002, c. 30, Sch. C***

BETWEEN:

REAL ESTATE COUNCIL OF ONTARIO

- AND -

VALERIE OBLEFIAS

DISCIPLINE DECISION AND REASONS FOR DECISION

Subject to Rule 4.02 of the Discipline and Appeals Committee Rules of Practice (*REBBA 2002*), I, the Chair of the Discipline Committee (*REBBA 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 5 and 38 of the *REBBA 2002* Code of Ethics.

ORDER: Fine of total amount of \$8,000.00 payable to RECO on or before July 1, 2026, with at least \$1,000.00 of the total fine amount to be paid on or before August 1, 2025.

Successful completion of the RECO CE: Introduction to TRESA course, not later than six (6) months after the date of the Decision of the Discipline Committee on this matter and provide proof of completion to RECO within 60 days of completion of the course.

WRITTEN REASONS: *attached*



Lucy Aita
Chair, Discipline Committee (*REBBA 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 (*REBBA 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, Valerie Oblefias (“Oblefias”) was employed at the brokerage Re/Max Rouge River Realty Ltd., (the “Sellers’ Brokerage”).
2. At all relevant times, Arsenia Tindo and Janelyn Samson (collectively, the “Sellers”) were the owners of the subject property located at 308-1785 Eglinton Avenue East in Toronto, Ontario (the “Property”).
3. At all relevant times, Angelo Aritzakis (“Buyers’ Representative”) was employed as a salesperson at the brokerage Signature Realty Inc., (the “Buyers’ Brokerage”).
4. At all relevant times, Christina Kapidjis and Andys Kapidjis (collectively the “Buyers”) were the buyers of the Property.
5. On or about October 21, 2022, the Sellers entered into a representation agreement with the Sellers’ Brokerage, with Oblefias acting as the sellers’ representative.
6. The local real estate board service (“MLS”) posting for the Property included the tax amount/year as \$1,300 (2022). The Property was for sale at \$599,000.
7. On or about November 25, 2022, the Buyers entered into a buyer representation agreement with the Buyers’ Brokerage, with Angelo Aritzakis as the buyers’ representative.
8. On or about November 30, 2022, the Buyers’ Representative submitted an offer on the Property on behalf of the Buyers. The offer was for \$590,000 with a \$13,500 deposit (the “Offer”) and a completion date of January 15, 2023.
9. The Sellers accepted the Offer.

10. On or about January 16, 2023, the Buyers received the Statement of Adjustments, which set out that the 2022 property tax amount was \$2,186.49. This equates to a discrepancy of \$886.49 compared to the MLS property information of \$1,300.
11. In Oblefias' response to RECO, Oblefias stated that the Sellers provided the information for the property tax amount over a phone call conversation and Oblefias had used this as the source of the advertised property taxes.

SUMMARY OF AGREEMENTS

It is agreed that Oblefias failed to comply with the Code of Ethics (O. Reg. 580/05) as follows:

- A. Oblefias failed to use best efforts to prevent misrepresentation and/or demonstrate reasonable skill or judgement by failing to take reasonable steps to confirm the correct amount of the annual property tax for their seller client's property before advertising the property for sale on the MLS®, contrary to sections 5 and 38 of the Code of Ethics.

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

Conscientious and competent service, etc.

5. A registrant shall provide conscientious service to the registrant's clients and customers and shall demonstrate reasonable knowledge, skill, judgment and competence in providing those services.

Error, misrepresentation, fraud, etc.

38. A registrant shall use the registrant's best efforts to prevent error, misrepresentation, fraud or any unethical practice in respect of a trade in real estate.

AGREED PENALTY

The Respondent understands and agrees to the following penalty:

To pay a fine in the total amount of \$8,000.00 on or before July 1, 2026, with at least \$1,000 of the total fine amount to be paid on or before August 1, 2025.

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

Course Title (Provider)	Completion date
RECO CE Introduction to TRESA	Not later than 6 months 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 acknowledgments:

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 Agreed Statement was duly signed by the Parties.]

DECISION OF THE CHAIR

Having reviewed and considered the Agreed Statement of Facts, the Chair of the Discipline Committee (*REBBA 2002*) concluded that the Respondent breached Sections 5 and 38 of the *REBBA 2002* Code of Ethics. The Chair of the Discipline Committee (*REBBA 2002*) is also in agreement with the joint submission of the Parties as to penalty and accordingly makes the following order:

1. VALERIE OBLEFIAS is Ordered a Fine in the total amount of \$8,000.00 payable to RECO on or before July 1, 2026, with at least \$1,000 of the total fine amount to be paid on or before August 1, 2025.
2. VALERIE OBLEFIAS is Ordered to successfully complete RECO CE: Introduction to TRESA course, not later than six (6) months 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: June 26, 2025]