
**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 -

JULI DENIECE COXON (registered as JULI COXON)

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 Section 17 of the *REBBA 2002* Code of Ethics.

ORDER: Fine of \$ 10,000.00 payable to RECO not later than December 31, 2025, with an initial instalment towards the total penalty of \$2,000.00 to be paid on or before March 20, 2025.

Successful completion of the RECO MCE: Introduction to TRESA course by December 31, 2025, and provide proof of completion to RECO within 30 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, Juli Deniece Coxon registered as Juli Coxon (“Coxon”) was registered as a salesperson under the *Real Estate and Business Brokers Act, 2002* (“Act”), and who is currently registered under the *Trust in Real Estate Services Act, 2002*;
2. At all relevant times, Landreth was employed at the brokerage Century 21 Millenium Inc. in the Thornbury branch office (“Millenium Inc”).
3. Landreth and Coxon were the salespersons representing the seller of the property located at 35 Bush Street in Collingwood, Ontario (the “Property”).
4. Virginia Dawn (“Dawn”) was at all relevant times, a salesperson with Royal LePage Locations North (“Locations North”) and who represented a prospective buyer of the Property.
5. The Property was listed on the local board listing service (“MLS”) on September 13, 2023, stating that offers were being reviewed on September 16, 2023, after 3:00 p.m., and to make any offers 24-48 hour irrevocable.
6. After numerous property viewings took place, six buyers, represented by different salespersons or brokers, submitted offers on the Property, including some improved, on behalf of their buyer clients, totalling 10 offers.
7. Landreth sent email updates to all parties periodically updating them about the number of offers, as it changed. One of the offers was from a salesperson from the seller’s brokerage and this was disclosed to all parties via email.

8. The sellers were unable to make a decision on September 16, 2023, and so negotiations continued into the next day, September 17, 2023.
9. Just before 2:00 p.m. on September 17, 2023, an interested buyer contacted Coxon about putting in an offer. They had not seen the Property and reached out to Coxon via the online portal Realtor.ca.
10. This interested buyer, now represented by Coxon, subsequently submitted an offer for the Property at approximately 5:00 p.m. on September 17, 2023.
11. Coxon's buyer's offer became the successful offer.
12. Coxon or Landreth did not disclose to other buyers or their representatives of the fact that Coxon and the brokerage were representing both the seller and a buyer.
13. Coxon was operating under the mistaken assumption that Landreth had advised all parties that she had her own buyer offer. However, this turned out not to be the case.

SUMMARY OF AGREEMENTS

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

- A. Coxon failed to inform all buyers who made an offer in writing, that her brokerage was in multiple representation and that she was representing a competing buyer client's offer, contrary to section 17 of the Code of Ethics.

It is agreed that Coxon failed to comply with the following section of the Code of Ethics (O. Reg. 580/05):

Nature of relationships

17. If a registrant represents or provides services to more than one buyer or seller in respect of the same trade in real estate, the registrant shall, in writing, at the earliest practicable opportunity and before any offer is made, inform all buyers and sellers involved in that trade of the nature of the registrant's relationship to each buyer and seller.

AGREED PENALTY

The Respondent understands and agrees to the following penalty:

1. To pay a total fine of **\$10,000.00** not later than December 31, 2025;
2. An initial instalment towards the total penalty of \$2,000.00 to be paid on or before March 20, 2025 and
3. To successfully complete the following courses or programs by the identified completion date:

Course Title (Provider)	Completion date
RECO's MCE TRESA introduction course.	December 31, 2025

4. To provide proof of completion to RECO within **30 days** of completion of the course.

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 Section 17 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. JULI DENIECE COXON (registered as JULI COXON) is Ordered a Fine of \$10,000.00 payable to RECO not later than December 31, 2025, with an initial instalment towards the total penalty of \$2,000.00 to be paid on or before March 20, 2025.
2. JULI DENIECE COXON (registered as JULI COXON) is Ordered to successfully complete RECO MCE: Introduction to TRESA course by December 31, 2025, and to provide proof of completion to RECO within 30 days of completion of the course.

[Released: February 26, 2025]