

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS
DEPARTMENT OF BUSINESS REGULATION
1511 PONTIAC AVENUE, BLDGS. 68-69
CRANSTON, RHODE ISLAND 02920

IN THE MATTER OF: :
 :
OLIVER DOW : DBR COMPLAINT # 2024-23
 :
RESPONDENT. :
_____ :

CONSENT AGREEMENT

The Department of Business Regulation ("Department") and Oliver Dow ("Respondent") hereby agree that:

1. Respondent is a licensed Real Estate Salesperson, holding License Number RES.0046238 pursuant to R.I. Gen. Laws § 5-20.5-1 *et seq.* Respondent admits that the foregoing statement is true.

2. On or about September 18, 2024, the Department received a complaint that the Respondent had failed to properly represent the complainant in a real estate transaction that the complainant had sought to terminate.

3. Complainant reported that on or about July 10, 2024, Respondent failed to provide complainant with representation to assist them to terminate a transaction by his failure to provide information that would be useful to the successful termination of the contract. Respondent neither denies nor admits that the complainant's foregoing allegations are true.

4. Complainant alleged that Respondent provided inaccurate information regarding the complainant's options to terminate the contract within the scope of the contractual obligations. Respondent neither denies nor admits that the complainant's foregoing allegations are true.

5. The Department's position is that Respondent is in violation of RIGL 5.20.5-14(1) in that as a licensee he made inaccurate statements as a misrepresentation that the complainant's relied upon to terminate the contract. Based on these misrepresentations they were unable to terminate the contract because of his inaccurate statements.

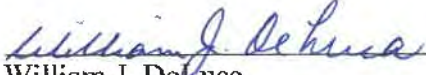
6. In an effort to effect a timely and amicable resolution of the concerns raised in this Consent Agreement, the Respondent agrees to pay an administrative penalty in the amount of one thousand (\$1,000) dollars, payable to the "General Treasurer, State of Rhode Island," upon the execution of this document.

7. Respondent agrees to take all necessary action to correct any errors in order to maintain his license in good standing.

8. By agreeing to enter into this Consent Agreement, Respondent knowingly and voluntarily waives any right to an administrative hearing and waives any right to pursue an appeal to the Superior Court under the Rhode Island Administrative Procedures Acts, R.I. Gen. Laws § 42-35-1, *et seq.*


9. If Respondent fails to comply with any term or condition of this Consent Agreement, Respondent will be in violation hereunder and the Department shall be entitled to immediately to take enforcement or other action in accordance with applicable law, including, but not limited to revocation, suspension, and/or any such additional administrative penalties that the Department deems appropriate. In accordance with R.I. Gen. Laws § 42-35-9, Respondent shall be provided with notice and an opportunity for a hearing if the Department initiates the administrative hearing process.

CONSENTED TO AS TO FORM AND SUBSTANCE BY:



William J. DeLuca
Real Estate Administrator
Department of Business Regulation

Date: 12/2/24



Oliver Dow
Respondent

Date: 11/26/24