



vacate and that the agreed upon deficiencies in the purchase and sales agreement were not completed. This caused the Complainant to pay an additional month of rent and expend funds to correct the deficiencies. The Complainant has filed an action in small claims court for recovery from the seller.

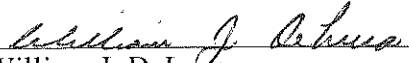
6. The Department's position is that Respondent failed to disclose to the complainant or the complainant's representative the described facts listed, made false promises and did induce Complainant to enter into a contract or agreement when he or she could not or did not intend to keep that promise in violation of R.I. Gen. Laws § 5-20.5-14(a)(2) and 230-RICR-30-20-2.22(A).

7. 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 five hundred (\$500.00) dollars, payable to the "General Treasurer, State of Rhode Island," upon the execution of this document.

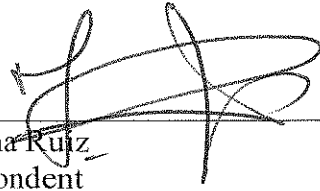
8. By agreeing to enter into this Consent Agreement, Respondent knowingly and voluntarily waives any right to an administrative hearing and waives any right to pursue an appeal to the Superior Court under the Rhode Island Administrative Procedures Acts, R.I. Gen. Laws § 42-35-1, *et seq.*

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: 12/27/19

  
\_\_\_\_\_  
Joanna Ruiz  
Respondent

Date: 12/20/19