

**MARYLAND REAL ESTATE  
COMMISSION**

v.

**MANPREET NIBBER**

**Respondent**

\*

**BEFORE THE**

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**MARYLAND REAL**

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**ESTATE COMMISSION**

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**Agency Case No: 2006-RE-307**

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**CONSENT ORDER**

This matter comes before the Maryland Real Estate Commission (“Commission”) based on a complaint filed by Janine Sewoul-Ayika (“Complainant”). Based on the complaint, the Commission determined that there should be further administrative proceedings in the matter. Before the issuance of charges and a hearing scheduled, the Commission and Manpreet Nibber (“the Respondent”) reached an agreement to settle this matter. The Commission and the Respondent consent to the entry of this Consent Order as the final resolution of Complaint No. 2006-RE-307.

**It is stipulated by the parties that:**

1. The Respondent was licensed as a real estate salesperson (License Reg. No.05-599995) at all times relevant to this case. The Respondent is no longer affiliated with Ikon Realty and his license is currently on “inactive” status.
2. At the time of the events at issue, the Respondent was affiliated with Ikon Realty Inc., 1502 Woodlawn Drive, Baltimore, Maryland 21207.
3. In or around January of 2006, Janine Sewoul-Ayika, the Complainant, entered into

a contract to purchase a home owned by a licensed real estate agent, Ganiyu O Bello, and located at 341 S Stricker Street, Baltimore, Maryland. Ikon Realty, Inc. was the listing broker for the property.

4. The Respondent was the selling agent for the property.

5. The Respondent drafted the contract of sale for the Complaint and failed to identify in the contract documents, whether he represented the buyer or the seller in the transaction. Instead, he listed himself as a dual agent on the Agency Disclosure Form and in the contract of sale.

6. Dual agency is prohibited by statute in Maryland unless a separate licensed agent is assigned to the buyer and one assigned to the seller. The contract documents did not indicate that separate licensed agents has been assigned to represent the parties to the transaction, and which party each agent represented.

7. The Respondent agrees to abide by the Maryland Real Estate Broker's Act, Maryland Annotated Code, Business Occupations and Professions Article, ("BOP Article"), Title 17, and the regulations of the Commission in all future real estate transactions.

8. The Respondent consents to a violation for failure to meet the requirements of Title 17, Section 17-530(c), Business Occupations and Professions Article, Maryland Annotated Code. The Respondent agrees to take 6 hours of continuing education classes, 3 hours in the area of agency, and 3 hours in contracts, over and above the hours required to meet the continuing education requirements for the renewal or activation of his license.

9. The Respondent enters into this Consent Order freely, voluntarily, knowingly, and with the opportunity to consult with counsel.

**BASED ON THESE STIPULATIONS, IT IS THIS 28<sup>th</sup> DAY OF July, 2009, BY THE MARYLAND REAL ESTATE COMMISSION, ORDERED that the Respondent violated Title 17, Section 17-530(c), Business Occupations and Professions Article, Maryland Annotated Code; and,**

**That** the Respondent take 6.0 hours of continuing education, 3.0 hours on agency, and 3.0 on contracts in connection with the violation; and,

**That** the Respondent provide the documentation to the Commission that he has completed the hours within 90 days of the date this Consent Order is signed by the Commission; and,

**That** should the Respondent fail to provide the documentation to the Commission, the Respondent's license will automatically be suspended by the Commission until such time as the terms and conditions of this Consent Order are met by the Respondent.

**ORDERED that** the records and publications of the Commission reflect the matter was resolved by Consent Order.

  
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Manpreet Nibber, Respondent

  
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Maryland Real Estate Commission