

**DISCIPLINE COMMITTEE OF THE
CONDOMINIUM MANAGEMENT REGULATORY AUTHORITY OF ONTARIO**

Daniela Corapi, Chair

)
)
)
)
)

April 17, 2024

B E T W E E N:

CONDOMINIUM MANAGEMENT REGULATORY AUTHORITY OF ONTARIO

- and -

DATSUN PROPERTY MANAGEMENT LTD., SLOBODAN PAULOSKI AND DRAGICA PAVLOSKA

AMENDED ORDER

THIS PROCEEDING was considered in writing in accordance with Rule 2.04 of the Rules Practice Before the Discipline Committee and the Appeals Committee.

ON READING the Notice of Hearing, the Agreed Statement of Facts and Admission to Failing to Comply with Code of Ethics, the Joint Submission as to Penalty, Consent to Draft Order and Waiver of Hearing Requirements:

A. **THE DISCIPLINE COMMITTEE FINDS** that Datsun Property Management Ltd. And Slobodan Pauloski (the “Licensees”) have failed to comply with the Code of Ethics under clause 58(1) of the *Condominium Management Services Act, 2015* (the “CMSA”), and as defined in the following sections of Ontario Regulation 3/18:

1. **Section 3:** Treating every person that the licensee deals with in the course of offering or providing condominium management services fairly, honestly and with integrity;

2. **Section 5:** In providing condominium management services, providing conscientious, courteous and responsive service and demonstrating reasonable knowledge, skill, judgment and competence;
3. **Section 11:** Engaging in any act or omission that, having regard to all of the circumstances, would reasonably be regarded as disgraceful, dishonourable, unprofessional or unbecoming a licensee; and
4. **Section 13:** Promoting and protecting the best interests of the licensee's clients.

B. THE DISCIPLINE COMMITTEE ORDERS THE FOLLOWING:

1. The allegations in the Notice of Hearing as against Dragica Pavloska are withdrawn.
2. Slobodan Pauloski must provide proof, acceptable to the Registrar, of the successful completion of Humber College's *Condominium Management – Relationship Building* course.
3. The Licensees are required to pay the CMRAO a fine in the amount of five thousand dollars (\$5,000) within three (3) months of the date of this Order.
4. Pursuant to section 30 of O. Reg. 3/18: CODE OF ETHICS AND DISCIPLINE AND APPEALS COMMITTEES, a Notice of Appeal is attached herein.

Date: April 17, 2024



Daniela Corapi, Chair

CONDOMINIUM MANAGEMENT REGULATORY AUTHORITY
MANAGEMENT LTD., OF ONTARIO
SLOBODAN PAULOSKI AND DRAGICA PAVLOSKA

- AND - DATSUN PROPERTY

DISCIPLINE COMMITTEE OF THE
CONDOMINIUM MANAGEMENT
REGULATORY
AUTHORITY OF ONTARIO

ORDER

STEINECKE MACIURA LEBLANC

Barristers & Solicitors
401 Bay Street
Suite 2308
Toronto, ON M5H 2Y4

Ahmad Mozaffari, LSO #60229U

Telephone: (416) 583-2551
Facsimile: (416) 593-7867
Email: amozaffari@sml-law.com

Lawyers for the Condominium
Management Regulatory Authority of
Ontario

**DISCIPLINE COMMITTEE OF THE
CONDOMINIUM MANAGEMENT REGULATORY AUTHORITY OF ONTARIO**

B E T W E E N :

CONDOMINIUM MANAGEMENT REGULATORY AUTHORITY OF ONTARIO

- AND -

DATSUN PROPERTY MANAGEMENT LTD., SLOBODAN PAULOSKI AND DRAGICA
PAVLOSKA

**AGREED STATEMENT OF FACTS AND
ADMISSION TO FAILING TO COMPLY WITH CODE OF ETHICS
(Case File: CN-003552 and CN-004339)**

STEINECKE MACIURA LEBLANC

Barristers & Solicitors
401 Bay Street, P.O. Box 23
Suite 2308
Toronto, ON M5H 2Y4

Ahmad Mozaffari, LSO #60229U

Telephone: (416) 583-2551
Facsimile: (416) 593-7867
Email: amozaffari@sml-law.com

Lawyers for the Condominium Management
Regulatory Authority of Ontario

**DISCIPLINE COMMITTEE OF THE
CONDOMINIUM MANAGEMENT REGULATORY AUTHORITY OF ONTARIO**

B E T W E E N :

CONDOMINIUM MANAGEMENT REGULATORY AUTHORITY OF ONTARIO

- AND -

DATSUN PROPERTY MANAGEMENT LTD., SLOBODAN PAULOSKI AND DRAGICA
PAVLOSKA

**AGREED STATEMENT OF FACTS AND
ADMISSION TO FAILING TO COMPLY WITH CODE OF ETHICS
(Case File: CN-003552 and CN-004339)**

The parties hereby agree that the following facts may be accepted as true by the Discipline Committee of the Condominium Management Regulatory Authority of Ontario (the “**CMRAO**”):

The Licensees

1. At all material times, Slobodan Pauloski (“**Mr. Pauloski**”) held a Condominium Manager Limited Licence issued under the Condominium Management Services Act, 2015 (the “**CMSA**”)
2. At all material times, Datsun Property Management Ltd. (“**Datsun**”) held a Condominium Management Provider Licence issued under the CMSA.
3. At all material times, Mr. Pauloski was an employee of Datsun.
4. At all material times, Mr. Pauloski and Datsun provided condominium management services to a condominium corporation in Toronto, Ontario (the “**Corporation**”).

Solicitation of Proxies and Interference in the Election of the Corporation’s Board of Directors

5. It is agreed that in or around May, 2021 and June, 2021, in advance of the Corporation’s Annual General Meeting and Election of the Board of Directors of the Corporation, Mr. Pauloski:
 - a. asked for proxies from unit owners of the Corporation for particular candidates in the election;

- b. asked unit owners who had already completed proxies to change their votes to support particular candidates in the election; and
- c. told unit owners that certain candidates were not fit to be Board Members and were not good enough for the Board of Directors, or words to that effect, to influence how unit owners voted in the election.

Failure to Properly Supervise Mr. Pauloski

- 6. It is further agreed that, in or around May, 2021 and June, 2021 Datsun failed to ensure that Mr. Pauloski carried out his duties in compliance with the CMSA and Regulations.

Admission to Failing to Comply with the Code of Ethics

- 7. By this document, Mr. Pauloski and Datsun admit to the truth of the facts referred to in paragraphs 1 to 6 above (the "Agreed Facts").
- 8. It is agreed that the above conduct constitutes a failure to comply with the Code of Ethics under clause 58(1) of the *CMSA*, and as defined in the following sections of Part I of Ontario Regulation 3/18 to the *CMSA*:
 - a. **Section 3:** A licensee shall treat every person that the licensee deals with in the course of offering or providing condominium management services fairly, honestly and with integrity.
 - b. **Section 5:** In providing condominium management services, a licensee shall provide conscientious, courteous and responsive service and demonstrate reasonable knowledge, skill, judgment and competence;
 - c. **Section 11:** A licensee shall not engage in any act or omission that, having regard to all of the circumstances, would reasonably be regarded as disgraceful, dishonourable, unprofessional or unbecoming a licensee;
 - d. **Section 13:** A licensee shall promote and protect the best interests of the licensee's clients.

Plea Inquiry

- 9. By this document, Mr. Pauloski and Datsun state that they:
 - a. Understand the nature of the allegations made against them;
 - b. Admit to the truth of the Agreed Facts and that the Agreed Facts constitute a failure to comply with the Code of Ethics;
 - c. Understand that by signing this document they are consenting to the evidence as set out in the Agreed Statement of Facts and Admission of Failing to Comply with the Code of Ethics being presented to the Discipline Committee;
 - d. Understand that the decision of the Discipline Committee, the Agreed Statement of Facts, any reasons of the Discipline Committee, including reference to their

names, will be published on the CMRAO's website and will be made available to the public in any other manner that the Registrar considers appropriate;

- e. Understand that any agreement between them and the CMRAO with respect to the proposed penalty does not bind the Discipline Committee; and
- f. Understand and acknowledge that they are executing this Agreed Statement of Facts and Admission of Failing to Comply with the Code of Ethics voluntarily, unequivocally, free of duress, free of bribe, and that they have received legal advice.

10. In light of the Agreed Facts and the admissions of Mr. Pauloski and Datsun, the CMRAO and Mr. Pauloski and Datsun submit that the Discipline Committee should find that Mr. Pauloski and Datsun failed to comply with the Code of Ethics. The parties are agreed that no findings should be made against Ms. Pavloska.

ALL OF WHICH IS RESPECTFULLY SUBMITTED.

Signed and dated this 24 day of January, 2024.



DATSUN PROPERTY MANAGEMENT LTD., Licensee

Printed name of signature: Slobodan Pauloski

I have authority to bind the corporation.

Signed and dated this 24 day of January, 2024.



SLOBODAN PAULOSKI, Licensee

Signed and dated this 29th day of January, 2024.



Ahmad Mozaffari
Steinecke Maciura LeBlanc
Counsel for the Condominium Management
Regulatory Authority of Ontario

CONDOMINIUM MANAGEMENT REGULATORY AUTHORITY
OF ONTARIO

- AND -

DATSUN PROPERTY MANAGEMENT LTD.,
SLOBODAN PAULOSKI AND DRAGICA PAVLOSKA

DISCIPLINE COMMITTEE OF THE
CONDOMINIUM MANAGEMENT REGULATORY
AUTHORITY OF ONTARIO

**AGREED STATEMENT OF FACTS AND
ADMISSION TO FAILING TO COMPLY WITH CODE
OF ETHICS
(Case File: CN-003552 and CN-004339)**

STEINECKE MACIURA LEBLANC

Barristers & Solicitors
401 Bay Street
Suite 2308
Toronto, ON M5H 2Y4

Ahmad Mozaffari, LSO #60229U

Telephone: (416) 583-2551
Facsimile: (416) 593-7867
Email: amozaffari@sml-law.com

Lawyers for the Condominium Management
Regulatory Authority of Ontario