

# WISCONSIN DEPARTMENT OF REGULATION & LICENSING



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STATE OF WISCONSIN  
BEFORE THE REAL ESTATE BOARD

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IN THE MATTER OF THE DISCIPLINARY	:	
PROCEEDINGS AGAINST	:	
	:	FINAL DECISION AND ORDER
ROBERT S. SLOWIK & CENTURY 21	:	
NORTHSIDE REALTY LLC,	:	LS0409238REB
RESPONDENTS.	:	

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Division of Enforcement Case No. 04 REB 002

The parties to this action for the purpose of Wis. Stats. sec. 227.53 are:

Robert S. Slowik  
Century 21 Northside Realty LLC  
N4005 State Hwy 45  
Antigo, WI 54409

Wisconsin Real Estate Board  
P.O. Box 8935  
Madison, WI 53708

Department of Regulation and Licensing  
Division of Enforcement  
P.O. Box 8935  
Madison, WI 53708-8935

The parties in this matter agree to the terms and conditions of the attached Stipulation as the final disposition of this matter, subject to the approval of the Wisconsin Real Estate Board ("Board"). The Board has reviewed this Stipulation and considers it acceptable.

Accordingly, the Board in this matter adopts the attached Stipulation and makes the following:

**FINDINGS OF FACT**

1. Respondent Robert S. Slowik ("Slowik"), date of birth 02/21/57, is licensed in the State of Wisconsin as a real estate broker having license #90-48415. This license was first granted to him on 04/12/96. Slowik's last reported address on file with the Department of Regulation and Licensing is N4005 State Hwy 45, Antigo, WI 54409.
2. Slowik is the broker for Respondent Century 21 Northside Realty LLC, which holds license #91-700486 as a real estate business entity. This license was first granted to it on 09/20/01.
3. Respondent Century 21 Northside Realty LLC is the broker-employer for Respondent Slowik.
4. On or about October 29, 2003, an auditor with the Department of Regulation and Licensing conducted an audit of Respondents' real estate trust account and bookkeeping records. During the audit the auditor discovered the following violations:
  1. No ledger entries;
  2. No trial balances were performed; and
  3. Validations were not performed;

5. The auditor explained these violations to Slowik, enumerated the violations on the Department's Form 344, and Slowik signed off on that Form.

### **CONCLUSIONS OF LAW**

1. The Wisconsin Real Estate Board has jurisdiction to act in this matter pursuant to §452.14, Wis. Stats.
2. The Wisconsin Real Estate Board is authorized to enter into the attached Stipulation pursuant to §227.44(5), Wis. Stats.
3. Respondent Slowik has violated: § 452.14(3)(i) of the Wisconsin Statutes by demonstrating incompetency to act as broker in a manner which safeguards the public by failing to maintain a required ledger and by failing to do the required monthly trial balances and validations.
4. Respondent Century 21 Northside Realty LLC has violated: § RL 18.13(2), RL 18.13(4), and RL 18.13(5) of the Wisconsin Administrative Code by failing to maintain a required ledger and by failing to do the required monthly trial balances and validations.

### **ORDER**

NOW THEREFORE, IT IS HEREBY ORDERED:

1. That Respondent Robert S. Slowik, license #90-48415, be, and hereby is, REPRIMANDED.
2. That Respondent Century 21 Northside Realty LLC, license #91-700486, is hereby REPRIMANDED.
3. That Respondent Robert S. Slowik pay COSTS in this matter in the amount of \$500.00 within 60 days of the date of this Order.
4. That any and all petitions, requests, reports and payments required by this Order shall be mailed, faxed or delivered to:

**Department Monitor**  
Department of Regulation and Licensing  
Division of Enforcement  
1400 East Washington Ave.  
P.O. Box 8935  
Madison, WI 53708-8935  
Fax (608) 266-2264  
Telephone (608) 267-3817

5. That violation of any term or condition of this Order may constitute grounds for revocation of Respondent's license to practice as a real estate broker in Wisconsin. Should the Department determine that there is probable cause to believe that Respondent has violated the terms of this Order, the Department may order that Respondent's license be summarily suspended pending investigation of and hearing on the alleged violation.
6. That file 04 REB 002 be, and hereby is, closed.

Date: 9-23-04

**WISCONSIN REAL ESTATE BOARD**

Richard Kollmansberger  
A member of the Board