

THE REAL ESTATE COUNCIL OF ALBERTA

Case Number: 012669
Name on Licence: Kai Urban Ravensbergen
Licence Type & Class: Real Estate Associate
Brokerage Name on Licence: Grand Realty & Management Ltd. o/a Grand Realty. Currently not registered to a brokerage
Process: Section 39 of the Real Estate Act

Document: LETTER OF REPRIMAND

TO: Kai Urban Ravensbergen

The Registrar of the Real Estate Council of Alberta (RECA) has determined there is sufficient evidence you have contravened **section 54(1)(b) of the *Real Estate Act Rules*** and this is conduct deserving of sanction.

Rule 54(1) – A real estate broker, associate broker or associate, as the case may be, must not:

(b) promise to pay a commission, referral fee or other remuneration, directly or indirectly, to any person resulting from or in connection with a trade in real estate except through the brokerage with which he is registered

Particulars of the contravention(s):

1. On or about November 2021 you promised to pay a referral fee or other remuneration to a person connected with a trade in real estate that did not go through your registered brokerage contrary to section 54(1)(b) of the *Real Estate Act Rules*.
 - a) Around November 2, 2021, you promised to pay your Buyer clients a \$3000 referral in connection with a property in [ADDRESS] (Property).
 - b) On November 3, 2021, your Buyer clients entered a purchase contract for the Property.
 - c) Upon the closing of the transaction, you gave your Buyer clients \$3,000. These funds were not paid through your brokerage.

The Registrar considered the following aggravating and mitigating factors:

Aggravating Factors

- Your brokerage was not aware of this payment.

Mitigating Factors

- The consumers received the money they were promised.

The Registrar will issue a more severe sanction for further similar instances of this conduct.

Appeal

You have the right to appeal this Letter of Reprimand to a Hearing Panel under **section 40.1(2) of the *Real Estate Act***. Please refer to Guides on RECA's website for more information on the appeal process. In an appeal you will be given a full opportunity consistent with procedural fairness and natural justice to present evidence before the Hearing Panel in relation to the contraventions alleged.

Your written notice of appeal must be received by the Registrar **within 30 days** of you receiving this Letter of Reprimand. If you have any questions regarding particulars or the appeal process, please contact:

Name: [C.S], Investigator
Email: [EMAIL]
Phone: 403.228.2954; Toll Free: 1.888.425.2754
Fax: 403.228.3065
Address: Real Estate Council of Alberta
Suite 202, 1506 11 Avenue SW
Calgary, Alberta, T3C 0M9

Issued at Calgary, Alberta, on October 20, 2022.

"Signature"

Warren Martinson, Registrar
Real Estate Council of Alberta

cc [D.W], Real Estate Broker
Grand Realty