

THE REAL ESTATE COUNCIL OF ALBERTA

Case: 004646
Process: Section 39 and 83 of the *Real Estate Act*
Industry Member: Brian George Bildson
Authorization: Real Estate Broker
Registration: Bildson Realty Ltd. o/a Prime Property Management
Document: ADMINISTRATIVE PENALTY

TO: Brian George Bildson

The Executive Director of the Real Estate Council of Alberta (RECA) is of the opinion that you have contravened the following section(s) and this is conduct deserving of sanction.

Contravention(s): Section 17 (a) of the *Real Estate Act*

Penalty: \$1000

Particulars of the contravention(s):

1. You and your brokerage were not registered from October 1, 2014 until October 9, 2014 but continued to trade in real estate contrary to section 17(a) of the *Real Estate Act*.
 - a. While unregistered you advertised vacant properties for rent on your website and received money from tenants and disbursed it to clients

The circumstances of this matter indicate the following aggravating and mitigating factors were considered:

Aggravating Factors

- You have been a broker for over 15 years and should be aware of the renewal deadlines,

Mitigating Factors

- You admitted to trading in real estate while you were unauthorized.

Payment

This Penalty must be paid **within 30 days** of the date this Notice was issued.

If you fail to pay the Penalty the Executive Director may commence collection under Part 6 of the *Real Estate Act* and may suspend your authorization under section 38.1 of the Rules.

If you pay the Penalty

- You will have satisfied the Administrative Penalty and no further proceedings under Part 6 will be taken against you.
- You cannot be charged under the *Real Estate Act* with an offence for the contravention(s) in this Administrative Penalty.

Appeal

You have the right to appeal this Administrative Penalty to a Hearing Panel. See **section 83.1 of the *Real Estate Act*** for what you must do to appeal.

In an appeal you will be given a full opportunity consistent with procedural fairness and natural justice to present evidence before the Hearing Panel and make representations in relation to the contraventions alleged.

Your written notice of appeal must comply with section 83.1 and must be received by a delegate of the Executive Director **within 30 days** of you receiving this Administrative Penalty.

If you appeal payment of the Penalty will not be required until an order to pay a penalty is issued by the Hearing Panel.

If you have any questions regarding particulars or the appeal process, please contact:

Sherry Hillis, Professional Conduct Review Officer
Email: shillis@reca.ca
Phone: 403.228.2954; Toll Free: 1.800.425.2754
Fax: 403.228.3065
Address: Real Estate Council of Alberta
350 4954 Richard Road SW
Calgary, Alberta, T3E 6L1

Issued at Calgary, Alberta, on December 10, 2014

Charles Stevenson, for

Bob Myroniuk, Executive Director
of the Real Estate Council of Alberta