

THE REAL ESTATE COUNCIL OF ALBERTA

Process: Section 39 & 83 of the *Real Estate Act*
Authorization: Real Estate Associate
Document: LETTER OF REPRIMAND

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 42(a) of the Rules

Particulars of the contravention(s):

1. During February 20, 2014 you made a reckless representation contrary to section 42(a) of the *Real Estate Act* Rules:
 - a) You represented that Strathcona Square Suites - #1 9640 82 Avenue, Edmonton had a registered condominium size of 57.8 m².
 - b) The condominium plan states the property has a registered condominium size of 53.92 m².

Appeal

You have the right to appeal this Letter of Reprimand 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 Letter of Reprimand.

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

Allison Baillie, Professional Conduct Review Officer
Email: abaille@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 October 29, 2014

Charles Stevenson, for

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