

## REAL ESTATE COUNCIL OF ALBERTA

### NOTICE OF ADMINISTRATIVE PENALTY

William A Hickey, Real Estate Associate  
Re/Max River City  
301, 10171 Saskatchewan Drive  
Edmonton, AB  
T6E 4R5

In accordance with section 83 and the Bylaws of the *Real Estate Act* R.S.A. 2000 c. R-5, (Act), the Executive Director of the Real Estate Council of Alberta (RECA) has determined that there is sufficient evidence of conduct deserving of sanction in regard to you, William Hickey at all relevant times a Real Estate Associate, registered with 114056 Alberta Ltd. O/A Re/Max Accord, presently registered with Lampas Holdings Ltd. O/A Re/Max River City to assess an Administrative Penalty. The evidence giving rise to the Executive Director's decision is as follows.

On November 14, 2010 you listed a home at 7808 21 Ave. in Edmonton. On the listing you posted the square footage as being 1,299.21 square feet. You stated in your response to the opening letter that you got this figure from previous listings. The actual square footage of the home is 1,150.4 square feet.

The Executive Director is of the opinion that the above noted conduct is in violation of 42(a) of the rules made pursuant to the Act which sets out that:

*"Industry members must not make representations or carry on conduct that is reckless or intentional and that misleads or deceives any person or is likely to do so."*

In accordance with section 39 and section 83 of the Act and Part 4 of the Act's Bylaws, an Administrative Penalty in the amount of **\$1,500** has been assessed against you for this contravention.

Payment of this Administrative Penalty shall be accepted by the Executive Director as complete satisfaction of the amount of the penalty and no further proceedings under Part 6 of the Act will be taken against you in respect of the

contravention. A person who pays an Administrative Penalty may not be charged under the Act with an offence in respect of those contraventions.

This sum of **\$1,500** is payable to RECA within thirty (30) days of the date of issuance of this Notice of Administrative Penalty. If you fail to pay the amount set out in this notice, the Executive Director may commence legal action against you to recover the amount owing in respect of the Administrative Penalty as a debt due to RECA.

If you dispute this Notice of Administrative Penalty in accordance with section 83.1 of the Act, you may appeal it to a Hearing Panel. 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 contravention.

If you have any questions in regard to this Notice of Administrative Penalty, please contact Professional Conduct Review Officer, Ryan DeLuca at RECA.

DATED this 4th day of December, 2013.

**REAL ESTATE COUNCIL OF ALBERTA**

Per: *Charles Stevenson*, for

Bob Myroniuk  
Executive Director

cc: Shaminder Sandhu, Real Estate Broker  
Re/Max River City