

THE REAL ESTATE COUNCIL OF ALBERTA

Licence Type & Class: Real Estate Broker
Process: Section 39 of the Real Estate Act

Document: LETTER OF REPRIMAND

TO: [W.G]

The Registrar of the Real Estate Council of Alberta (RECA) has determined there is sufficient evidence you have contravened **section 41 (b) of the *Real Estate Act Rules*** and this is conduct deserving of sanction.

Rule 41 – *Licensees must:*

(b) provide competent service

Particulars of the contravention(s):

1. In or around August 2023 you failed to provide competent service to your client, [L.R], contrary to section 41(b) of the *Real Estate Act Rules*:
 - a) On March 11, 2022, you entered into a Property Management Agreement with [L.R] for her property at [ADDRESS].
 - b) On July 15, 2023, the tenants emailed you and advised you they were intending to break their lease early and would be vacating the property at months end.
 - c) You went to the property on August 23, 2023, and confirmed the tenants had vacated the property. You failed to notify [L.R] of the tenants' intentions to break the lease and that they had in fact vacated the premises.
 - d) [L.R] was unaware of the property being vacated and discovered this when she received notification from the energy company in September 2023.

The Registrar considered the following aggravating and mitigating factors:

Aggravating Factors

- Your failure to keep the owner updated on what was happening with her property deprived her of an opportunity to advertise the property for rent for several weeks.

The Registrar may not treat further similar instances of this conduct in the same manner.

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:

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Issued at Calgary, Alberta, on April 30, 2025.

"Signature"

Warren Martinson, Registrar
Real Estate Council of Alberta