

REAL ESTATE COUNCIL OF ALBERTA

NOTICE OF ADMINISTRATIVE PENALTY

To: Jason Yeung, Agent
c/o Royal LePage Summit Realty
3228 Parsons Road
Edmonton, Alberta
T6N 1M2

In accordance with s. 39 and s. 83 of the *Real Estate Act*, R.S.A. 2000 c. R-5 and the Bylaws of the *Real Estate Act* (hereinafter "Bylaws"), the Executive Director of the Real Estate Council of Alberta has determined that there is sufficient evidence of conduct deserving of sanction in regard to Jason Yeung, agent, formerly registered to 1066393 Alberta Ltd. o/a Realty World Unified and 1066393 Alberta Ltd. o/a Realty Executives Unified when the described events occurred, in order to assess Administrative Penalties. The evidence giving rise to the Executive Director's decision is as follows:

On or about the dates of February 2004 until on or about April 13, 2004, you were engaged in the management of a property located at 10567 – 76 Avenue, Edmonton, Alberta [hereinafter "the property"]. You failed to submit any documentation and/or trade records in relation to this trade during this period of time to the Realty World Unified brokerage, the Realty Executives Unified brokerage, or to your broker, G.T.

During your involvement with the property during the period of time from on or about February 2004 until on or about April 6, 2004, you engaged in the management of the property on behalf of Realty World Unified; and from on or about April 6, 2004 until at least April 13, 2004, you engaged in the management of the property on behalf of Realty Executives Unified without keeping your broker, G.T. , advised of your activities in relation to the property.

The Executive Director believes the above noted conduct is in contravention of s. 23(f) of the *Real Estate Act Rules* made pursuant to the *Real Estate Act*, R.S.A. 2000 c. R-5 which provides that:

23 An associate broker and agent must

- (f) keep the broker informed of the activities being performed by the associate broker or agent on behalf of the brokerage;

The Executive Director believes this contravention is conduct deserving of sanction.

In accordance with ss. 39 and 83 of the *Real Estate Act* and Part 5 of the Bylaws of the *Real Estate Act*, an Administrative Penalties in the amount of **\$1000** has been assessed against you. Payment of this Administrative Penalty shall be accepted by the Executive Director as complete satisfaction of the amount of the penalties and no further proceedings under Part 6 of the *Real Estate Act* will be taken against you in respect of the contravention.

The sum is payable to the Real Estate Council of Alberta 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 the Real Estate Council of Alberta.

If you dispute this Notice of Administrative Penalty, in accordance with s. 35 of the Bylaws, you may appeal it to a Hearing Panel. You will be given a full opportunity consistent with the rules of procedural fairness and natural justice to present evidence before the Hearing Panel and to make representations in relation to the contravention.

If you have any questions in regard to this Notice of Administrative Penalty, please contact Leela Ramaswamy, Conduct Enforcement Counsel, at the Real Estate Council of Alberta.

DATED this 25th day of July, 2006.

REAL ESTATE COUNCIL OF ALBERTA

Per: "Bob Myroniuk"

Bob Myroniuk
Executive Director

cc: G.T. , Broker, Realty Executives Unified
E.Y. , Broker, Royal LePage Summit Realty
A.W.