

# REAL ESTATE COUNCIL OF ALBERTA

## NOTICE OF ADMINISTRATIVE PENALTY

To: Christopher Blake  
Re/Max Classic Realty  
3923 17<sup>th</sup> Avenue SW  
Calgary, AB T3E 0C3

In accordance with Section 83 and the Bylaws of the Real Estate Act (hereinafter the "Act"), the Executive Director of the Real Estate Council of Alberta is of the opinion that Christopher Blake (hereafter "Blake") has contravened Rule 15(3)(f) of the Act and hereby assesses an Administrative Penalty in the amount of **\$1000.00**. The evidence giving rise to the Executive Director's decision is as follows:

Blake was convicted of Driving While Impaired in October 2003. Blake was responsible for reporting the conviction to the Executive Director and should have made sure this was done in October of 2003. His broker reported Blake's criminal offence in writing to the Executive Director of the Real Estate Council of Alberta on March 5, 2004.

Rule 15(3)(f) states:

A licensee must **immediately** notify, in writing, the Executive Director when

(f) the licensee is convicted of any criminal offence or any other offence under any law of any country, province or state, excluding provincial or municipal highway traffic offences resulting in monetary fines only.

In accordance with section 39 and 83 of the Act and Part 4 of the Bylaws of the Act the Executive Director believes Blake contravened Rule 15(3)(f) of the Act and hereby assesses an Administrative Penalty in the amount of **\$1000.00**.

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 **\$1000.00** 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 section 35 of the Bylaws, 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 Susan Cavanagh, Case Officer at the Real Estate Council of Alberta 1-403-228-2954.

DATED this 27<sup>th</sup> day of **September, 2004**.

**REAL ESTATE COUNCIL OF ALBERTA**

Per: "Bob Myroniuk"  
Bob Myroniuk  
Executive Director

cc. J.G. , Associate Broker (former Broker)  
RE/MAX Classic Realty

M.H. Broker  
RE/MAX Classic Realty