

REAL ESTATE COUNCIL OF ALBERTA
NOTICE OF ADMINISTRATIVE PENALTY

To: Dennis Villeneuve

In accordance with Section 83 (formerly Section 82) 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 Dennis Villeneuve has contravened section 17 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:

On or about August 07, 2001 Dennis Villeneuve completed an Agent Licence application for Tempo Real Estate Ltd. o/a Royal LePage Benchmark (hereinafter Royal LePage Benchmark).

Mr. Villeneuve admitted, in writing, that on or about September 04, 2001 he acted on behalf of the purchaser in the M. to G. real estate transaction.

In or around September 26, 2001 Dennis Villeneuve discovered he was not registered/licensed to trade in real estate.

During August to September 2001, in contravention of section 17 of the Act, Dennis Villeneuve held himself out as a real estate agent and traded in real estate as a real estate agent on behalf of Royal LePage Benchmark with out the appropriate authorization for that purpose issued by the council. This holding out occurred when Mr. Villeneuve showed property and negotiated a contract on behalf of a client. Dennis Villeneuve conducted more than one (1) unlicensed real estate transactions with D.G. and B.G. .

The Executive Director believes Dennis Villeneuve contravened Section 17 of the Real Estate Act. In accordance with Section 83 (formerly Section 82) of the Act and Part 4 of the Bylaws, an Administrative Penalty in the amount of **\$1000.00** has been assessed against Dennis Villeneuve.

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 Real Estate 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 that contravention.

This sum is payable to the Real Estate Council of Alberta at the above noted address 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 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 Monica Burman, Case Officer, at the Real Estate Council of Alberta.

DATED this 25 day of July 2002.

REAL ESTATE COUNCIL OF ALBERTA

Per: "A.K." for.
Bob Myroniuk
Executive Director