

## REAL ESTATE COUNCIL OF ALBERTA

### NOTICE OF ADMINISTRATIVE PENALTY

To: Stefanie Davidson  
c/o Mortgage Line  
333 1333 8 Street S.W.  
Calgary, Alberta T2R 1M6

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 Stefanie Davidson has contravened section 17 of the Act and hereby assesses an Administrative Penalty in the amount of \$2500.00. The evidence giving rise to the Executive Director's decision is as follows:

August 2000 Stephanie Davidson showed property to potential clients while unlicensed to trade in real estate.

On or about August 20, 2000 Ms. Davidson held herself out as a real estate broker by drafting and negotiating a purchase contract on behalf of her client.

Two (2) deposit cheques dated August 18 and 26, 2000 were received from potential buyers and deposited by Ms. Davidson into a bank account of a corporation never licensed to trade in real estate as a real estate brokerage.

During August to November 2000, in contravention of section 17 of the Act, Ms. Davidson held herself out as a real estate broker. This holding out occurred when Ms. Davison showed property to potential customers and negotiated contracts on behalf of a client. Stefanie Davidson conducted more than two (2) unlicensed real estate transactions with **R.F. and S.H.**

The Executive Director believes Stefanie Davidson 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 **\$2500.00** has been assessed against Stefanie Davidson.

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 18<sup>th</sup> day of July 2002.

REAL ESTATE COUNCIL OF ALBERTA

Per: "Bob Myroniuk"  
Bob Myroniuk  
Executive Director