

THE REAL ESTATE COUNCIL OF ALBERTA

Case Number: 011066  
Name on Licence: Bo Yang  
Licence Type & Class: Real Estate Associate  
Brokerage Name on Licence: Urban Real Estate Services Ltd. O/A Urban-Realty.ca. Currently registered to Risi group Holdings Ltd. o/a Stonemere Real Estate Solutions  
Process: Section 39 & 83 of the *Real Estate Act*  
Document: ADMINISTRATIVE PENALTY  
Penalty: \$1,500.00

**Payment**

This Penalty must be paid **within 30 days** of the date this Notice was issued.

**If you fail to pay the Penalty** the Registrar may commence collection under Part 6 of the *Real Estate Act* and may suspend your licence under section 38.1 of the Rules.

**If you pay the Penalty**

- You will have satisfied the Administrative Penalty and no further proceedings under Part 6 will be taken against you.
- You cannot be charged under the *Real Estate Act* with an offence for the contravention(s) in this Administrative Penalty.

**TO: Bo Yang**

The Registrar of the Real Estate Council of Alberta (RECA) has determined there is sufficient evidence you have contravened **section 53(C)(i) of the *Real Estate Act Rules*** and this is conduct deserving of sanction.

Rule 53(c)(i) – *A real estate associate broker and associate must: provide to the broker in a timely manner all original documentation and copies of original documents provided to the parties or maintained by other brokerages: related to a trade in real estate*

## Particulars of the contravention(s):

In or around October and November 2020, you failed to provide to your broker, in a timely manner, all original documentation and copies of original documents provided to the parties related to a trade in real estate, contrary to section 53(c)(i) of the *Real Estate Act* Rules:

- a) October and November 2020, you listed the properties located at [ADDRESS 1], and [ADDRESS 2]. MLS listings [LISTING 1] and [LISTING 2].
- b) These were properties that you owned.
- c) Your brokerage had a policy that all listing documents were to be submitted within 48 hours. You stated you were unaware that you were required to provide the brokerage with this documentation.
- d) The documentation has not been provided to the brokerage to date.
- e) The listings were removed shortly after they were listed, when you realized you had made a mistake.

The Registrar considered the following aggravating and mitigating factors:

### *Aggravating Factors*

- You failed to follow brokerage policy stating that all listing documents are to be provided to the brokerage within 48 hours.
- You failed to take responsibility. You blamed the broker for not advising you what paperwork was required.

### **Appeal**

You have the right to appeal this Administrative Penalty to a Hearing Panel. See **section 83.1 of the *Real Estate Act*** for what you must do to appeal.

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 comply with section 83.1 and must be received by the Registrar **within 30 days** of you receiving this Administrative Penalty.

If you appeal, payment of the Penalty will not be required until an order to pay a penalty is issued by the Hearing Panel. If you have any questions regarding particulars or the appeal process, please contact:

Name: [C.S], Professional Conduct Review Officer  
Email: [Email]  
Phone: 403.228.2954; Toll Free: 1.888.425.2754  
Fax: 403.228.3065  
Address: Real Estate Council of Alberta  
Suite 202, 1506 11 Avenue SW  
Calgary, Alberta, T3C 0M9

Issued at Calgary, Alberta, on August 10, 2021.

"Signature"

Charles Stevenson, Registrar  
Real Estate Council of Alberta

cc [J.R], Real Estate Broker  
Stonemere Real Estate Solutions

[S.P], Real Estate Associate  
Urban-Realty.ca