

**IN THE MATTER OF The Real Estate Act ("the Act")**

**IN THE MATTER OF Pammi Brar, salesperson for Northside Holdings Inc.  
o/a Re/Max Real Estate North**

**INTRODUCTION**

1. The Executive Director of the Real Estate Council of Alberta conducted an investigation into whether Mr. Pammi Brar's conduct is deserving of sanction and/or whether he breached the requirements of the Act or Rules prescribed pursuant to the Act.
2. The Executive Director and Mr. Brar have agreed to resolve the allegations against Mr. Brar on the terms and conditions set out below.

**AGREED STATEMENT OF FACTS**

3. Mr. Brar has been registered as a real estate salesperson since January, 1989. He has been registered with Northside Holdings Inc. o/a Re/Max Real Estate North since January, 1991.
4. In September, 1997, Mr. Brar was representing his wife and his wife's aunt, who were seeking to purchase a house.
5. On or about September 7, 1998, Mr. Brar presented Vendors, who were represented by another salesperson, with an executed offer to purchase their house on behalf of his wife and her aunt. The offer included written disclosure that Mr. Brar was related to the purchasers and that he had a personal interest in the property.
6. The Vendors counter offered and Mr. Brar called his wife and her aunt to obtain their instructions. Mr. Brar obtained their consent to accept the counter offer. He then proceeded to accept the counter offer on their behalf by Initialling the amendments to the contract. When Mr. Brar initialed the amendments to the contract he used his wife's and her aunt's initials instead of his own as agent for his wife and her aunt.
7. Mr. Brar failed to ensure that the documents relating to a trade in real estate were properly signed and witnessed. Mr. Brar purported to place his wife's and her aunt's initials on the offer to purchase which was improper and could have rendered the contract invalid. By reason of the matters described herein, Mr. Brar's conduct is deserving of sanction.

**SETTLEMENT TERMS**

8. Mr. Brar agrees to immediately pay a fine in the amount of \$1000.
9. Mr. Brar agrees to successfully complete the course "Working with the Buyer" within six (6) months of ratification of this Consent Agreement.
10. Mr. Brar acknowledges that he has been given an opportunity to seek the advice of legal counsel and acknowledges that he is agreeing to the terms of settlement of his own free will.
11. Mr. Brar is aware that a copy of this Consent Agreement will be placed on his file and may be reviewed and considered in any future disciplinary proceedings.
12. Mr. Brar is aware the contents of this Consent Agreement may be published by the Real Estate Council of Alberta.
13. Mr. Brar hereby waives any rights he may have under the Act or otherwise to a review, hearing, appeal or other judicial proceeding involving the matter referred to herein.
14. These settlement terms are intended to resolve all matters described herein and subject to the approval of the Hearing Panel, the Executive Director will take no further action under the Act or before the courts in this regard.

**IN WITNESS WHEREOF** the undersigned agree and accept the terms and conditions of this settlement this 2 day of December, 1998.

Signed and delivered  
in the presence of

"G.M."

Witness to the signature  
of PAMMI BRAR

"Pammi Brar"

Witness to the signature  
of

The Executive Director recommends to the Hearing Panel the proposed terms of settlement based on the Agreed Statement of Facts.

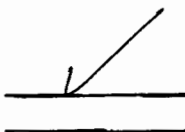
**Real Estate Council of Alberta**

"J.P."

\_\_\_\_\_  
Witness to the signature  
of Bob Myroniuk

Per: "Bob Myroniuk"  
\_\_\_\_\_  
Bob Myroniuk  
Executive Director

Recommendation Approved  
Recommendation Denied



DATED at the City of Calgary, in the Province of Alberta this 8<sup>th</sup> day of December ~~xx~~ "D.M."  
1998.

**Real Estate Council of Alberta**

Per: "Daniel McClelland"  
\_\_\_\_\_  
Hearing Panel Chairperson

- A Commissioner for Oaths in and  
for the Province of Alberta