

IN THE MATTER OF The Real Estate Act, S.A. 1996, c.R- 4.5

**AND IN THE MATTER OF DON SAUNDERS operating as
SUN COUNTRY PROPERTY MANAGEMENT**

INTRODUCTION

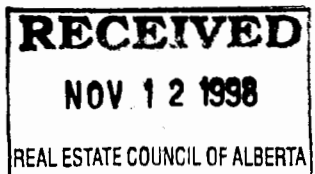
1. The Executive Director of the Real Estate Council of Alberta conducted an investigation into whether Don Saunders operating as Sun Country Property Management breached the Real Estate Act or the Rules prescribed pursuant to the Real Estate Act.
2. The Executive Director and Don Saunders agree to resolve the allegations against them on the terms and conditions set out below.

AGREED STATEMENT OF FACTS

3. Don Saunders was registered as a real estate salesperson with Canada Trust Realty from March 10, 1982 to January 16, 1986. He has not been subsequently authorized to trade in real estate in his own name or in the trade name of Sun Country Property Management.
4. Since 1983, Don Saunders has managed an apartment building located at 5920 - 50th Avenue in Red Deer on behalf of the owner. His services included advertising the property, negotiating leases, collecting rents and providing statements of accounts to the owner.
5. Don Saunders was remunerated for his services by the owner for the provision of property management services.
6. By reason of the matters described herein, Don Saunders breached section 17 of the Real Estate Act by trading in real estate and holding himself out as a real estate broker without authorization.

SETTLEMENT TERMS

7. In settlement of these issues, Don Saunders agrees to immediately cease all unlicensed property management activities.
8. Don Saunders agrees to immediately pay a fine in the amount of \$4,000 to the Real Estate Council of Alberta.
9. There shall be no costs in regard to this matter.



10. Don Saunders acknowledges that he have been given an opportunity to seek the advice of legal counsel and acknowledgo that he is agreeing to the terms of settlement of his own free will.
11. The Executive Director agrees that this matter will not be the subject of prosecution proceedings under the Act.
12. Don Saunders is aware the contents of this Consent Agreement may be published by the Real Estate Council of Alberta.
13. These settlement terms are intended to resolve all matters described herein and 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 16th day of **AUGUST, 1998.**

NOVEMBER

Signed and delivered
in the presence of

"R.S."

Witness to the signature
of Don Saunders

)
)
)
)
)

"Don Saunders"

DON SAUNDERS

Real Estate Council of Alberta

"J.P."

Witness to the signature
of Bob Myroniuk

Per: "Bob Myroniuk"

Bob Myroniuk
Executive Director

AFFIDAVIT OF EXECUTION

CANADA) I, R.S.
)
) (name of witness),
 PROVINCE OF ALBERTA) of the City of Red Deer in the Province of Alberta
)
 TO WIT:) MAKE OATH AND SAY:

1. THAT I was personally present and did see **DON SAUNDERS** named in the annexed instrument, who is personally known to me to be the person named therein, duly sign and execute the same for the purpose named therein.
2. THAT the same was executed at the City of Red Deer, in the Province of Alberta, and that I am the subscribing witness thereto.
3. THAT I know the said party and he is in my belief of the full age of eighteen years.

SWORN BEFORE ME at the City)
 of Red Deer in the Province of)
 Alberta this 8 day of)
October, 1908.)

"R.S."

(signature of witness)

"K.W."

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