

## REAL ESTATE COUNCIL OF ALBERTA

### NOTICE OF ADMINISTRATIVE PENALTY

To: Perry Nygren, Designated Representative  
Canadian Royal Investment Inc. o/a Canadian Royal Realty  
And To: Canadian Royal Investment Inc. o/a Canadian Royal Realty  
140, 1935 – 32 Avenue N.E.  
Calgary, Alberta  
T2E 7C8

In accordance with Section 39, Section 82 and the Bylaws of the Real Estate Act (hereinafter the "Act"), the Executive Director of the Real Estate Council of Alberta has determined that there is sufficient evidence of conduct deserving of sanction in regard to the conduct of Perry Nygren, Designated Representative of Canadian Royal Realty and Canadian Royal Realty to assess an Administrative Penalty. The evidence giving rise to the Executive Director's decision is as follows:

During the period of on or about July 15, 1998 until on or about July 23, 1998, Canadian Royal Realty and Perry Nygren, Designated Representative of Royal Canadian Realty employed M.D. to trade in real estate, without M.D. having met the requirements of the Act, the Rules and the by-laws and in particular without M.D. having been authorized to trade in real estate by the Real Estate Council of Alberta.

The Executive Director believes this conduct is in contravention of Rule 23(2) of the Act and is conduct deserving of sanction.

In accordance with Section 39, Section 82 and Part 4 of the Bylaws of the Act, an Administrative Penalty in the amount of **\$1,000.00** has been assessed against Canadian Royal Realty and Perry Nygren, Designated Representative of Canadian Royal Realty for this contravention. 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 Act will be taken against you in respect of the 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 Section 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 P. Jean Pearce, Legal Counsel at the Real Estate Council of Alberta.

DATED this 24<sup>th</sup> day of November, 1998.

**REAL ESTATE COUNCIL OF ALBERTA**

Per: "Bob Myroniuk"  
Bob Myroniuk  
Executive Director