

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

**AND IN THE MATTER OF ALI BEAUFERRIS, Salesperson then registered with
424079 Alberta Ltd. o/a Re/Max Action Real Estate**

INTRODUCTION

1. The Executive Director of the Real Estate Council of Alberta conducted an investigation into whether Ali Beauferris' conduct is deserving of sanction and/or whether he otherwise breached the requirements of the Real Estate Act (hereinafter "the Act") or the Rules prescribed pursuant to the Act.
2. The Executive Director and Ali Beauferris agree to resolve the allegations against Ali Beauferris on the terms and conditions set out below.

AGREED STATEMENT OF FACTS

3. Ali Beauferris was a real estate salesperson with 424079 Alberta Ltd. operating as Re/Max Action Real Estate ("Re/Max Action") from September 30, 1996 to October 11, 1997.
4. During the above noted period, Ali Beauferris was involved as a real estate broker in 13 transactions and earned net commissions of approximately \$28,460.32.
5. Upon commencing employment with Re/Max Action, a change form was not completed and a transfer fee was not paid to the Real Estate Council of Alberta.
6. Ali Beauferris was not registered as a real estate salesperson with the Real Estate Council of Alberta during the entire above noted period of employment with Re/Max Action.
7. By reason of the matters described herein, Ali Beauferris' conduct is deserving of sanction under Part 3 of the Act in that he traded in real estate as a real estate broker without the appropriate authorization to do so and he held himself out as a real estate broker without the appropriate authorization, contrary to section 17(a) of the Act.

SETTLEMENT TERMS

8. Ali Beauferris agrees that his conduct is deserving of sanction.

9. Ali Beauferris agrees to pay a fine in the amount of \$750 to the Real Estate Council of Alberta immediately to the Real Estate Council of Alberta.
10. The costs of the investigation and preparing the Consent Agreement are hereby waived.
12. The Executive Director agrees that this matter will not be the subject of prosecution proceedings under the Act if all terms and conditions are met as set out herein.
13. Ali Beauferris acknowledges that he has been given opportunity to seek the advice of legal counsel and acknowledges that he is agreeing to the terms of settlement of his own free will.
14. Ali Beauferris acknowledges he is aware that the contents of this agreement may be published by the Real Estate Council of Alberta.
15. Ali Beauferris hereby waives any rights that they may have under the Act or otherwise to any review, appeal or other judicial proceeding involving the matter referred to herein.
16. These settlement terms are intended to resolve all matters described herein and the Executive Director will take no further steps, including the initiation of any proceedings before the courts in this regard.

IN WITNESS WHEREOF the undersigned agree and accept the terms and conditions of this settlement this 14 day of August, 1998.

Signed and delivered
in the presence of

"W.E."

Witness to the signature
of Ali Beauferris

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)

"Ali Beauferris"

ALI BEAUFERRIS

Real Estate Council of Alberta

"B.M."

Witness to the signature
of Bob Myroniuk

Per: "Bob Myroniuk"

Bob Myroniuk
Executive Director

AFFIDAVIT OF EXECUTION

CANADA) I, W.E.
) (name of witness)
 PROVINCE OF ALBERTA) of the City of Calgary in the Province of Alberta
)
 TO WIT:) MAKE OATH AND SAY:

1. THAT I was personally present and did see **ALI BEAUFERRIS** 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 Calgary, 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 Calgary in the Province of)
 Alberta this 14 day of)
August, 1998.)

"J.J.")
 A Commissioner for Oaths in and)
 for the Province of Alberta)

"W.E."

(signature of witness)