

REAL ESTATE COUNCIL OF ALBERTA
NOTICE OF ADMINISTRATIVE PENALTY

To: **555728 ALBERTA LTD. o/a HOME START**
And to: **JANET MORGAN, Designated Representative**
127 Woodacres Drive S.W.
Calgary, Alberta
T2V 4V8

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 Janet Morgan, designated representative of 555728 Alberta Ltd. o/a Home Start ("Home Start") to assess an Administrative Penalty. The evidence giving rise to the Executive Director's decision is as follows:

That in a transaction in or around February, 1997 involving M.V. and S.V. , as purchasers and the D.'s as initial vendors and S.D. as the subsequent vendor, you failed to keep in Alberta records and books of account of your dealings in this trade in real estate.

The Executive Director believes this conduct is in contravention of section 25(9)(a) 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 **\$300** has been assessed against Janet Morgan, designated representative of Home Start 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

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 5 day of August, 1998.

REAL ESTATE COUNCIL OF ALBERTA

Per: "Bob Myroniuk"
Bob Myroniuk
Executive Director