

**REAL ESTATE COUNCIL OF ALBERTA**  
**NOTICE OF ADMINISTRATIVE PENALTY**

To: **Susan Dau, Salesperson**  
c/o Home Start  
127 Woodacres Drive S.W.  
Calgary, Alberta  
T2V 4V8

And to: **55728 ALBERTA LTD. o/a HOME START, J.M. – Desiganted**  
**Representative**

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 Susan Dau a salesperson registered with 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 and you as vendors, you failed to ensure that written disclosure of your direct or indirect interest in the property and your registration as a real estate salesperson with the Real Estate Council of Alberta was disclosed in writing to M.V. and S.V.

The Executive Director believes this conduct is in contravention of Rule 29(a)(I)(ii) 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 **\$500** has been assessed against Susan Dau a salesperson registered with 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

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 5 day of August, 1998.

**REAL ESTATE COUNCIL OF ALBERTA**

Per: "Bob Myroniuk"  
Bob Myroniuk  
Executive Director