

Citation 2026 ABRECA 5
Decision Date: January 29, 2026

THE REAL ESTATE COUNCIL OF ALBERTA

File No MMS-06267
Process Disposition by Registrar section 39 & 83 of the Real Estate Act
Name Deborah May Baldwin
License Real Estate Associate
Industry Council Residential Real Estate Broker
Conduct Brokerage EXP Realty of Canada Inc. O/A EXP Realty
Current Brokerage EXP Realty of Canada Inc. O/A EXP Realty
Document ADMINISTRATIVE PENALTY
Penalty \$1,500.00
Decision Date January 29, 2026

TO: Deborah May Baldwin

The Registrar of the Real Estate Council of Alberta (RECA) has determined there is sufficient evidence you have contravened **section 41(b) of the *Real Estate Act Rules*** and this is conduct deserving of sanction.

Rule 41 – *Licensees must:*

(b) provide competent service

Particulars of the contravention(s):

1. In or around May 2025, you failed to provide competent service, contrary to section 41(b) of the *Real Estate Act Rules*:
 - a) On May 5, 2025, you listed the condominium property located at [ADDRESS]. You advertised that water was included in the monthly condominium fees. You received this information from the sellers.
 - b) On May 6, 2025, you received a Property Information Sheet from the condominium manager of the complex. This Sheet noted that the unit specific costs included in condominium contributions were natural gas/heat and window cleaning. The Sheet also made clear that unit specific services not included in the condominium contributions needed to be arranged independently.

- c) Upon receiving the Sheet with conflicting information on what was included in condominium fees, you had an obligation to take reasonable steps to confirm what was included in condominium fees and assess if your advertising required changes. You took no further steps in the face of this conflicting information. This was a failure to exercise reasonable care and skill.
- d) The Buyers relied on the representation that the condominium fees included water and after possession found out that was not accurate and condominium fees did not include water.

The Registrar considered the following aggravating and mitigating factors:

Aggravating Factors

- This misconduct had a financial impact on the Buyers.

Appeal

You have the right to appeal this Administrative Penalty to a Hearing Panel. Make sure to read the following important information if you intend to appeal

- **Section 83.1 of the *Real Estate Act***
- The attached Information Sheet and
- The *Hearing and Appeals Practice and Procedure Guidelines*

The Hearing and Appeals Practice and Procedure Guidelines are posted here:

<https://www.reca.ca/wp-content/uploads/2018/07/Hearing-and-Appeal-Practice-and-Procedures.pdf>

Read the following sections of the Guidelines relating to specific appeals:

- Part 8 for Penalty appeals

If you fail to take steps to initiate your appeal required by section 83.1, within 30 days of receiving this penalty you will lose your right to appeal.

Payment

This Penalty must be paid **within 30 days** of the date this Notice was issued.

If you fail to pay the Penalty the Registrar may commence collection under section 56 of the *Real Estate Act* and may suspend your licence under section 38.1 of the Rules.

On Payment of the Penalty

- You will have satisfied the Administrative Penalty and no further proceedings under Part 6 will be taken against you.

- You cannot be charged under section 81 of the *Real Estate Act* with an offence for the contravention(s) in this Administrative Penalty.

Dated January 29, 2026, at Calgary, Alberta.

“Signature”

Warren Martinson, Registrar
Real Estate Council of Alberta

cc. [T.P],
EXP Realty