

Citation 2026 ABRECA 8
Decision Date: February 17, 2026

THE REAL ESTATE COUNCIL OF ALBERTA

File No MMS-06381
Process Disposition by Registrar section 39 & 83 of the Real Estate Act
Name Shahid Hanif Khan
License Real Estate Associate
Industry Council Residential Real Estate Broker
Conduct Brokerage Canadian Independent Realty Ltd. O/A CIR Realty
Current Brokerage 2579545 Alberta Ltd. o/a Executive Real Estate Services
Document ADMINISTRATIVE PENALTY
Penalty \$1,500
Decision Date February 17, 2026

TO: Shahid Hanif Khan

The Registrar of the Real Estate Council of Alberta (RECA) has determined there is sufficient evidence you have contravened **section 53(c) of the *Real Estate Act Rules*** and this is conduct deserving of sanction

Rule 53 A real estate associate broker and associate must:

- (c) provide to the broker in a timely manner all original documentation and copies of original documents provided to the parties or maintained by other brokerages:*
 - (i) related to a trade in real estate; and*
 - (ii) required under the Act and these Rules*

Particulars of the contravention(s):

1. You failed to provide your brokerage with documentation in a timely manner, contrary to section 53(c) of the *Real Estate Act Rules*:
 - a) From January 2025 to September 2025 you failed to provide your brokerage with documents in a timely manner for several transactions.
 - b) Your brokerage took steps to address the issues with you on multiple occasions. Despite this, you still failed to provide transaction documents in a timely manner.
 - c) On December 19, 2025, you were terminated from the brokerage.

The Registrar considered the following aggravating and mitigating factors:

Aggravating Factors

- This was not an isolated incident. There were multiple instances where you failed to provide the brokerage with required documentation.
- The brokerage took steps to address these issues with you and gave you a chance to correct your behaviour.

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 February 17, 2026, at Calgary, Alberta.

“Signature”

Warren Martinson, Registrar
Real Estate Council of Alberta

cc. [J.S], Real Estate Broker
Executive Real Estate Services