

Citation 2026 ABRECA 6  
Decision Date: February 5, 2026

**THE REAL ESTATE COUNCIL OF ALBERTA**

**File No** MMS-03884  
**Process** Disposition by Registrar section 39 & 83 of the Real Estate Act  
**Name** Hung Van Luu  
**License** Real Estate Broker  
**Industry Council** Residential Real Estate Broker  
**Conduct Brokerage** 2008599 Alberta Corp. o/a Synterra Realty  
**Current Brokerage** 2008599 Alberta Corp. o/a Synterra Realty  
**Document** ADMINISTRATIVE PENALTY  
**Penalty** \$1,500.00  
**Decision Date** February 5, 2026

**TO: Hung Van Luu**

The Registrar of the Real Estate Council of Alberta (RECA) has determined there is sufficient evidence you have contravened **section 91(4) of the *Real Estate Act Rules*** and this is conduct deserving of sanction.

*91(4) A brokerage's accounting shall be filed with the Council not later than 3 months after the end of the brokerage's fiscal year and shall cover the fiscal year or, where the brokerage did not carry on business for the entire fiscal year, that part of the fiscal year for which the brokerage carried on business.*

**Particulars of the contravention(s):**

In or around February 2025, you failed to provide your fiscal year end reports contrary to section 91(4) of the Real Estate Act Rules:

- a) Your brokerage fiscal year end was November 30, 2024. The brokerage accounting forms were due on February 28, 2025. As broker, it was your responsibility to ensure the brokerage accounting forms were filed on time.
- b) You were sent several reminders about the requirement to file the brokerage accounting forms and the deadline. Those reminders included clear instructions on what forms were required, a link to RECA's website that explained how to access the

forms, and a warning that a failure to complete the forms by the deadline could result in an Administrative Penalty.

- c) Your reports remain outstanding to date.

The Registrar considered the following aggravating and mitigating factors:

### ***Aggravating Factors***

- You were sent several reminders that your reports were due.
- The reporting delay has been several months.

**This penalty does not change your obligation to file the brokerage accounting forms. Continued delays in filing the required forms may lead to an escalation of enforcement, including brokerage suspension.**

### **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 5, 2026, at Calgary, Alberta.

**“Signature”**

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Warren Martinson, Registrar  
Real Estate Council of Alberta