

THE REAL ESTATE COUNCIL OF ALBERTA

File No	MMS-03072
Process	Disposition by Registrar section 39 & 83 of the Real Estate Act
Name	Amir Wasef
License	Real Estate Associate
Industry Council	Residential Real Estate Broker
Conduct Brokerage	Canadian Independent Realty Ltd. o/a CIR Realty
Current Brokerage	Real Estate Professionals Inc.
Document	ADMINISTRATIVE PENALTY
Penalty	\$1,500
Decision Date	October 30, 2025

TO: Amir Wasef

The Registrar of the Real Estate Council of Alberta (RECA) has determined there is sufficient evidence you have contravened **sections 53(c)(i) 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.

Particulars of the contraventions:

1. In or around March 2023, you failed to provide your brokerage with all documentation provided to the parties in a timely manner, contrary to section 53(c)(i) of the *Real Estate Act Rules*:
 - a) On or around March 8, 2023, you entered a trade in real estate with an unrepresented seller ("Seller") for [ADDRESS], and signed a Residential Purchase Contract with the Seller.
 - b) On or around March 14, 2023, you assigned the purchase contract to [P.N].

- c) Your brokerage had a policy for personal trades in real estate. You were required to submit all documentation related to a personal trade to your brokerage.
- d) You did not provide your brokerage with any of the documents regarding this trade in a timely manner. You did turn over all the documents once your brokerage was made aware of the complaint and requested them.

The Registrar considered the following aggravating and mitigating factors:

Aggravating Factors

- This was a failure to comply with the legislation and brokerage policy.
- There have been multiple instances where you did not provide documentation to your brokerage in a timely manner when engaging in personal trades.

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 October 30, 2025, at Calgary, Alberta.

“Signature”

[W.M], Registrar
Real Estate Council of Alberta

cc [C.M], Real Estate Broker
CIR Realty

[A.F], Real Estate Broker
Real Estate Professionals Inc.