

THE REAL ESTATE COUNCIL OF ALBERTA

Case: 008645
Process: Section 39 of the *Real Estate Act*
Industry Member: Sherri Naslund Dawson
Authorization: Real Estate Associate
Registration: Re/Max Real Estate (Edmonton) Ltd o/a Re/Max Real Estate
Document: LETTER OF REPRIMAND

TO: Sherri Naslund Dawson

The Executive Director 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 – *Industry members must:*

(b) *provide competent service*

Particulars of the contravention(s):

1. In or around January, 2018, you failed to provide competent service, contrary to section 41(b) of the *Real Estate Act Rules*:
 - a) You represented that the property located at [("address")], had an above ground size of 1200 ft².
 - b) You measured the interior of the property, but included area that had a floor to ceiling height of less than 5 feet.
 - c) Principle 7 of the Residential Measurement Standard (RMS) states: The property must have a minimum floor-to-ceiling height of 2.13 metres (7 feet). If the ceiling is sloped, the area with a floor-to-ceiling height of at least 1.52 metres (5 feet) is included in the RMS area, provided there is a ceiling height of 2.13 metres (7 feet) somewhere in the room.
 - d) You failed to follow Principle 7 of RMS. This was a failure to competently measure the property.

The Executive Director considered the following aggravating and mitigating factors:

Mitigating Factors

- You took responsibility for your actions

You must competently measure properties according to RMS guidelines. The Executive Director will issue a more severe sanction for further similar instances of this conduct.

Appeal

You have the right to appeal this Letter of Reprimand to a Hearing Panel under **section 40.1(2) of the *Real Estate Act***. Please refer to Guides on RECA's website for more information on the appeal process.

In an appeal you will be given a full opportunity consistent with procedural fairness and natural justice to present evidence before the Hearing Panel in relation to the contraventions alleged.

Your written notice of appeal must be received by the Executive Director **within 30 days** of you receiving this Letter of Reprimand. If you have any questions regarding particulars or the appeal process, please contact:

Name: CS, Professional Conduct Review Officer
Phone: 403.228.2954; Toll Free: 1.888.425.2754
Fax: 403.228.3065
Address: Real Estate Council of Alberta
Suite 202, 1506 11 Avenue SW
Calgary, Alberta, T3C 0M9

Issued at Calgary, Alberta, on December 10, 2018.

Charles Stevenson, for
Bob Myroniuk, Executive Director
of the Real Estate Council of Alberta

cc Pat Rudiger, Broker
Re/Max Real Estate