

April 16, 2014

To: Christopher Mele

**RE: WITHDRAWAL APPLICATION – s.54 REAL ESTATE ACT**

Please be advised that on April 16, 2014, your application to withdraw from industry membership, pursuant to s.54 of the *Real Estate Act* was approved by the Real Estate Council of Alberta.

At the time of your application, you were the subject of conduct proceedings to determine whether or not you:

- masterminded and or participated in a scheme to sell real estate and obtain mortgage(s) through deceit.
- made representations or carried on conduct that is reckless or intentional and that misleads or deceives any person or is likely to do so.
- engaged in conduct that undermines public confidence in the industry, harms the integrity of the industry or brings the industry into disrepute.
- Failed to act honestly.
- Failed to provide competent service.
- Failed to ensure the role of the industry member is clearly understood by their clients and third parties.
- Failed to cooperate fully with, and provide any information requested to, any representative of the council carrying out their duties and responsibilities under the Act.
- Failed to practice in strict accordance with the Act, Regulations, Rules, Bylaws and any other laws that govern trading in real estate, mortgage transactions or appraisals in Alberta.
- Failed to report a judgment in relation to the provision of services or sale of goods to consumers.
- Failed to report a judgment rendered against a business in which you were a director.
- Engaged in unauthorized property management by Mika Property Management Ltd. In which you were a director and 50% shareholder.
- Failed to provide to the broker all original documentation related to a trade in real estate.
- Failed to keep the broker informed of the activities performed by the associate.

At the time of the withdrawal application approval, there had been no disciplinary hearing, admissions or findings of fact.

By virtue of operation of Part Three of the *Real Estate Act*, conduct proceedings have been discontinued. As you are aware, this approval of your application results in your lifetime ban from industry membership.

If you have questions regarding this matter, please contact Charles Stevenson, Director of Professional Standards.

Yours truly,

*Bill Buterman*

Chair, Special Meeting of the Real Estate Council of Alberta