

REAL ESTATE COUNCIL OF ALBERTA
NOTICE OF ADMINISTRATIVE PENALTY

To: Ms. Rhonda Shebib, Broker
Realty Executives North
300- 425 Gregoire Dr
Ft. McMurray, AB T9H 4K7

In accordance with section 83 and the Bylaws of the *Real Estate Act* R.S.A. 2000 c. R-5, (Act), the Executive Director of the Real Estate Council of Alberta (RECA) has determined that there is sufficient evidence of conduct deserving of sanction in regard to you, Rhonda Dianne Shebib (Ms. Shebib), at all relevant times a real estate broker, registered with Realty Executives North (REN), presently registered with REN, to assess an Administrative Penalty. The evidence giving rise to the Executive Director's decision is as follows.

August 31, 2011, a report was due from 1156377 Alberta Ltd. O/A Realty Executives North, in relation to the operation of its accounts in which money is held in trust.

The report was due to be provided to Council within three months of the brokerage's fiscal year end.

RECA did not receive the report until September 6, 2011.

Further, this is the third consecutive year you have been late in providing this report to Council.

October 28, 2011, RECA received your written response to this issue.

The Executive Director is of the opinion that the above noted conduct is in violation of section 51(1)(d) of the Rules made pursuant to the Act which sets out that:

51(1) A real estate broker must:

(d) ensure the business of the brokerage is carried out competently and in accordance with the Act, Regulations, Rules and Bylaws;

In accordance with section 39 and section 83 of the Act and Part 4 of the Act's Bylaws, an Administrative Penalty in the amount of **\$1,500** has been assessed against you for this contravention.

Payment of this Administrative Penalty shall be accepted by the Executive Director as complete satisfaction of the amount of the penalty and no further proceedings under Part 6 of the Act will be taken against you in respect of the contravention. A person who pays an Administrative Penalty may not be charged under the Act with an offence in respect of those contraventions.

This sum of **\$1,500** is payable to RECA within thirty (30) days of the date of issuance of this Notice of Administrative Penalty. If you fail to pay the amount set out in this notice, the Executive Director may commence legal action against you to recover the amount owing in respect of the Administrative Penalty as a debt due to RECA.

If you dispute this Notice of Administrative Penalty in accordance with section 83.1 of the Act, you may appeal it to a Hearing Panel. You will be given a full opportunity consistent with procedural fairness and natural justice to present evidence before the Hearing Panel and make representations in relation to the contravention.

If you have any questions in regard to this Notice of Administrative Penalty, please contact Carla Sasley, Investigator, at RECA.

DATED this 12th day of December, 2011.

REAL ESTATE COUNCIL OF ALBERTA

Per: *Charles Stevenson*, for
Bob Myroniuk
Executive Director