



Private and Confidential

June 1, 2011

**Letter of Reprimand Pursuant to Section 39 of the
*Real Estate Act***

In accordance with section 39 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, [(“the Industry Member”)] at all material times, a real estate associate registered with [(“the Brokerage”)], presently registered with [(“the Brokerage”)], to issue a letter of reprimand. The evidence giving rise to the Executive Director’s decision is as follows.

August 18, 2009, RECA provided you with Advisory Note regarding a CIR website administered by you, wherein the brokerage name was indicated as “V.H.” and your brokerage’s registered trade name was not present

On or around July, 2010 RECA received information indicating the website made reference to the brokerage name as “V.H. and not to your brokerage’s registered trade name, [(“the Brokerage”)].

The Executive Director believes that this conduct is in contravention of Section 53(a) of the Rules made pursuant to the Act which sets out that:

53 A real estate associate broker and associate must:

- (a) trade in real estate only in the name that appears on that individual’s licence and in the name of the brokerage with which that individual is registered;

The Executive Director believes that this is conduct deserving of sanction but also believes this matter can be dealt with by way of this Letter of Reprimand.

If you dispute this Letter of Reprimand, in accordance with section 40.1(2) 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 Letter of Reprimand, please contact Carla Sasley, Investigator at 403-685-7940.

REAL ESTATE COUNCIL OF ALBERTA

Bob Myroniuk
Executive Director