



August 8, 2011

Private and Confidential

**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, [{"Industry Member"}] at all material times, a real estate associate registered with [{"the Brokerage"}], presently not registered with a brokerage, to issue a letter of reprimand. The evidence giving rise to the Executive Director's decision is as follows.

Information received indicates on or about June 28, 2006, you listed the property located at 20 Whitaker Close, NE, Calgary, AB, for the sellers, S.L. and R.L. On or about July 6, 2006, an offer was accepted by the buyer with possession date to be September 1, 2006.

Information obtained indicates on or about August 28, 2006, the keys were released by you to the buyers without approval or consent from the vendors or their representatives.

The Executive Director believes that this conduct is in contravention of Section 41(b) of the Rules made pursuant to the Act which sets out that:

41 Industry members must:

(b) provide competent service;

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.

Yours truly,

Bob Myroniuk
Executive Director