



July 7, 2010

To: Patrick Borody:

RE: WITHDRAWAL APPLICATION – s.54 REAL ESTATE ACT

Please be advised that on July 7, 2010, 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 you:

- failed to fulfilled your fiduciary duties [s.2 of the Code of Conduct]
- failed to be professional in dealing with the public and other industry members [s.7 of the Code of Conduct]
- failed to render competent service [s.6 of the Code of Conduct]
- made representations or carried on conduct what was reckless or intentional and misled or deceived persons or was likely to do so [s.4 of the Code of Conduct]
- participated in fraudulent or unlawful activities in connection with the provision of services or in any dealings [s.7(c) of the Code of Conduct]

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 are discontinued. As you are aware, this approval of your application results in your lifetime ban from the industry membership.

If you have questions regarding this matter, please contact Jean Flanagan, Director of Legal Services, at the number indicated below.

Yours truly,

Richard Parker, Chair
Special Meeting of the Real Estate Council of Alberta