

REAL ESTATE COUNCIL OF ALBERTA
NOTICE OF ADMINISTRATIVE PENALTY

**To: Georgina Bourque, Real Estate Associate
Royal LePage True North Realty
618 8600 Franklin Avenue
Fort McMurray, AB T9H 4G8**

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, Georgina Bourque, at all relevant times a real estate associate, registered with Northern Property Management Ltd. (NPM), presently registered with 883813 Alberta Ltd. o/a Royal LePage True North Realty, to assess an Administrative Penalty. The evidence giving rise to the Executive Director's decision is as follows.

At all relevant times you were 100% shareholder of NPM.

Information gathered indicates that there were three judgments, related to trades in real estate, rendered against NPM on or about December 3, 2008, July 22, 2009 and August 21, 2009.

As the owner of NPM and a real estate associate registered to NPM you failed to report these judgments to RECA.

The Executive Director is of the opinion that your conduct is in violation of section 40(1)(d) of the Rules made pursuant to the Act which sets out that:

40(1)(d) An industry member must immediately notify, in writing, the executive director when any business the industry member owns or has participated in as a partner, director or officer in the past three years, has any judgment(s) rendered against the business.

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 **\$1,000** 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 **\$1,000** 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 Robyn Baran, Investigator, at RECA.

DATED this 26 day of August, 2011.

REAL ESTATE COUNCIL OF ALBERTA

Per:

Bob Myroniuk
Executive Director

cc: Melanie Remillard, Conduct Broker
Northern Property Management Ltd.

Marian Barry, Registered Broker
Royal LePage True North Realty