

REAL ESTATE COUNCIL OF ALBERTA
NOTICE OF ADMINISTRATIVE PENALTY

**To: Rajdeep Singh Grewal, Associate
MaxValue Realty Ltd.
1107 Falconridge Dr NE
Calgary, AB T3J 3H4**

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, Rajdeep Singh Grewal (Mr. Grewal), at all relevant times a real estate associate, registered with Re/Max Real Estate Lakeside (Re/Max), presently registered with MaxValue Realty Ltd., to assess an Administrative Penalty. The evidence giving rise to the Executive Director's decision is as follows.

On or about July 19, 2010, you completed an Associate/Associate Broker Application for Licence & Registration. All questions under section "C", Information Respecting Suitability, were answered negatively.

On July 23, 2010, you were charged under sections 253(1)(a) and (b) of the Criminal Code of Canada.

On July 30, 2010, you became authorized as a real estate associate, registered to Re/Max.

On or about December 1, 2010, RECA was informed of the charges for the first time, when you completed an Application for Registration- reinstatement, transfer & renewal. Question 22: "Have any proceedings pursuant to the Criminal Code of Canada been commenced against you?" was answered positively.

The Executive Director is of the opinion that the above noted conduct is in violation of section 21 of the Rules made pursuant to the Act which sets out that:

21 A broker, associate broker, associate, appraiser or candidate, as the case may be, must immediately notify the executive director in writing of any changes in the information provided to the executive director in

support of the licence application that occur during the application process or after the licence is issued.

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 24th day of November, 2011.

REAL ESTATE COUNCIL OF ALBERTA

Per: *Joseph Fernandez*, for
Bob Myroniuk
Executive Director

cc: Dhanna Sidhu, Broker
MaxValue Realty Ltd.