

**REAL ESTATE COUNCIL OF ALBERTA**  
**NOTICE OF ADMINISTRATIVE PENALTY**

To: Monte Jensen, Real Estate Associate Broker  
Signature Service Real Estate  
1001 Kingsway Ave SE  
Medicine Hat, Alberta T1A 2X7

In accordance with s.83 and the Bylaws of the *Real Estate Act*, R.S.A. 2000 c.R-5 (the "Act"), the Executive Director of the Real Estate Council of Alberta has determined that Monte Jensen has contravened section 40(1)(d) of the Rules made pursuant to the Act and as such an Administrative Penalty is warranted. The Executive Director's reasons for this decision are as follows:

Section 40(1)(d) of the *Real Estate Act* Rules states in part that 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.

According to information you provided to the Real Estate Council of Alberta on October 1, 2010, a business you have participated in as an officer, in the past three years, had a judgment rendered against the business on July 6, 2010. As you were actively registered as a real estate associate, authorized to trade in real estate on behalf of Sutton Group Triton Taber Realty at that time, in accordance with s.40(1)(d) of the Rules, you were required to immediately notify, in writing, the Executive Director.

You failed to immediately notify, in writing, the Executive Director when a business you have participated in as an officer, in the past three years, had a judgment rendered against the business on July 6, 2010. This is a contravention of s.40(1)(d) of the Rules and subject to an Administrative Penalty in the amount of **\$1,000.00**.

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 herein.

The penalty is payable to the Real Estate Council of Alberta within thirty (30) days of the date of issuance of this Notice of Administrative Penalty. If the penalty is not paid in accordance with 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 the Real Estate Council of Alberta.

If you dispute this Notice of Administrative Penalty in accordance with s.83.1 of the *Act*, you may appeal 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 to the contravention.

If you have any questions in regard to this Notice of Administrative Penalty, please contact Shawna Risdon, Information and Licensing Coordinator, at the Real Estate Council of Alberta.

DATED this 4<sup>th</sup> day of November, 2011.

REAL ESTATE COUNCIL OF ALBERTA

Per:

*Bob Myroniuk*  
Executive Director

cc. Glen Chapman, Broker  
Signature Service Real Estate