



November 4, 2009

To: Melissa Sterling:

RE: WITHDRAWAL APPLICATION – s.54 REAL ESTATE ACT

Please be advised that on November 4, 2009, 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 participated in the creation of a document that you knew or ought to have known was not legally binding, confusing or did not reflect any agreements already in place [s.6(c) of the Code of Conduct (as it then was)].
- you failed to provide all documentation or trade records required to your broker [s.23(e) of the REA Rules].
- you obtained a dual agency according to [s.3(b) of the Code of Conduct (as it then was)].

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,

Ralph Salomons, Chair
Special Meeting of the Real Estate Council of Alberta