

THE REAL ESTATE COUNCIL OF ALBERTA

Case Number: MMS-02402.001
Name on Licence: Gurdeep "Gary" Basra
Licence Sector and Class: Residential Real Estate Associate
Current Brokerage: Century 21 Bamber Realty Ltd.
Conduct Brokerage: Real Broker AB Ltd. O/A Real Broker
Process: A Hearing under Part 3 of the *Real Estate Act*

NOTICE OF HEARING

TO: Gurdeep "Gary" Basra

A hearing is set to review allegations about your conduct. Read this entire document to see what you must do.

Hearing Information

Date: October 1, 2026
Time: 9:30 a.m.
Venue: Virtual Hearing via TEAMS
Hearing Panel: [J.G]
[M.D]
[C.R]
(Alternates: [A.K], [D.T], [B.W])

Counsel to the Panel: Shanna Hunka, Bishop & McKenzie, LLP

It is alleged that your conduct is deserving of sanction for breaching sections of the *Real Estate Act* or Rules. Here are the details:

1. On or around January 26, 2023, Basra made representations that mislead or deceive in connection with the provision of services contrary to section 42(a) of the *Real Estate Act Rules*:
 - a. On January 26, 2023, Basra was advised that the home inspection advised that load bearing walls may have been removed and that an engineering report should be obtained to ensure that the Property was structurally sound.

- b. On January 29, 2023, Basra relayed the following information from the Sellers to the Buyers: that no load bearing wall had been removed and that the house had a solid beam running through it. The house did not require a beam to be installed.
 - c. On January 31, 2023, Basra advised that the Sellers would provide an engineering report.
 - d. Based on the information provided by Basra, the Buyers amended the Purchase Agreement and removed conditions.
- 2. On or before February 23, 2024, Basra participated in fraudulent activities in connection with the provision of services contrary to section 42(b) of the *Real Estate Act Rules*:
 - a. On or before February 23, 2024, Basra created the Engineering Report by altering a letter previously provided to him by [M.B] that related to a different residential property. Basra modified the date, address, and the specific location of the beam. He retained the statement that the beams were supported both vertically and laterally and were able to withstand upcoming loads from the previous letter.
 - b. On or before February 23, 2024, Basra sent the Engineering Report that he had altered to the Buyers.

Virtual Hearings

Hearings at RECA are conducted virtually using Microsoft Teams. The Hearing Administrator will provide you with the Guide to Virtual Hearings and you will receive assistance to participate in the virtual process.

Why You Should Attend the Hearing

The hearing is your opportunity to respond to the allegations and state your side of the case in front of the Panel.

Learn About the Hearing Process

Please read these guides on the RECA website

<https://www.reca.ca/complaints-discipline/hearings-information-procedures/>

- *Hearing and Appeal Practice and Procedures Guidelines and*

- *How to Represent Yourself at a Real Estate Council of Alberta Hearing or Appeal*
- *RECA Self-Represented Program*

Before the Hearing

You will receive full disclosure of all evidence gathered by the Registrar relevant to the allegations in this Notice of Hearing for your review. This disclosure is for use in the conduct proceedings only and you may not use it for any other purpose.

You are also invited to meet with Counsel for the Registrar prior to the hearing to consider entering agreement on non-contested matters such as:

- An admission of conduct deserving of sanction
- An agreement on facts
- An agreement on breaches
- An agreement on a finding of conduct deserving of sanction
- An agreement on sanction and/or costs.

Admissions or agreements can reduce the time and costs of the hearing.

What You Should Bring to the Hearing

Bring any witnesses and evidence you want the Panel to consider, with you to the hearing.

What Will Happen If You Don't Attend

Pursuant to **section 41(4)** of the *Real Estate Act*, if you don't attend the hearing, the Panel may: (i) proceed with the hearing in your absence; or (ii) dismiss or reschedule the hearing.

What Will Happen At the Hearing

After hearing all the evidence and arguments, the Panel will decide whether the Registrar has proven any of the breaches. If no breach is proven you will face no sanction.

If the Panel finds a breach is proven the Panel may do one or more of the things listed in **section 43** of the *Real Estate Act*, including but not limited to:

- Cancel or suspend your licence
- Impose any conditions or restrictions on you or on your business
- Prohibit you from applying for a new license for a specified period of time or until one or more conditions are fulfilled
- Order you to pay a fine for each finding of conduct deserving of sanction
- Order you to pay the cost of the investigation and the hearing
- Order you to complete an education course.

Making Oral and Written Arguments to the Hearing Panel

The Hearing Panel may accept oral and/or written arguments as part of the hearing. If the Hearing Panel accepts written arguments, it will set dates for the written arguments to be exchanged before accepting them.

You Can Get Legal Advice

You may get legal advice and may be represented by legal counsel at the hearing. If you do not have a representative please read information for unrepresented Industry Members here:

<https://www.reca.ca/complaints-discipline/hearings-information-procedures/>

If You Object to a Panel Member

Please review who is on the Panel. If you object to any of the people being on the Panel, you must advise the Hearings Administrator **who you object to and why within 14 days** of receiving this Notice. If you do not object to the Panel within 14 days, this Panel will conduct the hearing.

Postponing the Hearing

If you are not available on the date set for the hearing you can apply to the Panel for a new date. Contact the lawyer for the Registrar and the Hearings Administrator as soon as possible if you need a new date.

Dated at Calgary, Alberta, on September 3, 2026.

"Signature"

Warren Martinson, Registrar
of the Real Estate Council of Alberta

Contact Information:

Hearings Administrator:	Administrator for Counsel for the Registrar:
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