



November 4, 2009

To: Malik Ashraf:

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:

- acted honestly [s.41(a) of the REA Rules]
- fulfilled your fiduciary duty [s.41(d) of the REA Rules]
- disclosed to your clients any conflict of interest you may have in the course of providing services [s/41(f) of the REA Rules]
- practiced in strict accordance with the Act, Regulations, Rules, Bylaws and any other laws that govern trading in real estate, mortgage transactions or appraisals in Alberta [s.41(g) of the REA Rules]
- cooperated fully with and provided information to any representative of the Council carrying out their duties under the Act [s.41(h) of the REA Rules]
- made representations or carried on conduct this was reckless or intentional and that misled or deceived any person or was likely to do so [s.42(a) of the REA Rules]
- participated in fraudulent or unlawful activities in connection with the provision of services or any dealings [s.42(b) of the REA Rules]
- used confidential information obtained from any person for person gain[s.42(c) of the REA Rules]
- provided to the broker in a timely manner all original documentation and copies of original documents provided to the parties[s.42(c)(i) and (ii) of the REA Rules]
- obeyed all lawful instructions of the seller [s.57(d) of the REA Rules]

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