

January 22, 2014

To: Amanjot "Amy" Kaur Brar

RE: WITHDRAWAL APPLICATION – s.54 REAL ESTATE ACT

Please be advised that on January 22, 2014, 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 or not you breached:

- s. 45 of the *Real Estate Act* by failing to keep trust account records and failing to disburse money received or held in trust in accordance with the terms of trust governing the use of that money;
- s. 38 of the *Real Estate Act* by failing to co-operate with an investigation;
- Rule 21 by failing to immediately notify the Executive Director of your change of residential address;
- Rule 32 by failing to immediately notify the Executive Director that the broker was no longer performing the duties and responsibilities of the broker and the resignation of the broker;
- Rule 41 by failing to act honestly and failing to practice in strict accordance with the Act, Regulations, Rules and Bylaws and any other laws and failing to cooperate fully with, and provide any information requested to, any representative of the Council carrying out their duties and responsibilities under the Act;
- Rule 42 by making representations or carrying on conduct that is reckless or intentional that misleads or deceives any person and participating in fraudulent or unlawful activities in connection with the provision of services or in any dealings and engaging in conduct that undermines public confidence in the industry, harms the integrity of the industry, or brings the industry into disrepute;
- Rule 51 by failing to be actively engaged in the management of the real estate brokerage and failing to ensure the business of the brokerage is carried out in accordance with the Act, Regulations, Rules and Bylaws and failure to ensure all documents and records related to trades in real estate required under the Act and the Rules are maintained or made available by the brokerage for the purposes of a review at the registered business office of the brokerage;

- Rule 67 by failing to actively engage in the management of the mortgage brokerage and failing to ensure the business of the brokerage is carried out competently and in accordance with the Act, Bylaws and 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 have been discontinued. As you are aware, this approval of your application results in your lifetime ban from industry membership.

If you have questions regarding this matter, please contact Charles Stevenson, Director of Professional Standards.

Yours truly,

Bill Buterman

Chair, Special Meeting of the Real Estate Council of Alberta