



July 5, 2011

Chris Gus Courelias

Dear Mr. Courelias,

RE: WITHDRAWAL APPLICATION – s.54 *REAL ESTATE ACT*

Please be advised that on July 5, 2011 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:

- Failed to inform the Executive Director, immediately, in writing of any judgments rendered against you or your company.
- Failed to deposit trust funds according to the terms of trust.
- Participated in fraudulent or unlawful activities in connection with the provisions of services.
- Breached fiduciary trust.
- Made representations and carried on conduct that was reckless and intentional that misled or deceived a person.
- Traded in real estate on behalf of a brokerage other than the brokerage with which you were registered.
- Failed to provide your brokerage with trade documents.
- Failed to disclose in writing that you were a licensed real estate associate when attempting to purchase an interest in real estate.
- Engaged in conduct that undermined the public confidence in the industry.
- Failed to provide clients with copies of all trade documents.
- Failed to disclose conflicts of interests to clients.

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 industry membership. If you have questions regarding this matter, please contact Jean Flanagan, Director of Legal Services.

Yours truly,

*Robert Telford*

Chair, Special Meeting of the Real Estate Council of Alberta