

## THE REAL ESTATE COUNCIL OF ALBERTA

**Case:** 006466  
**Process:** A Hearing under Part 3 of the *Real Estate Act*  
**Industry Member:** Michael Eurchuk  
**Class of License:** Real Estate Associate Broker  
**Registration:** Royal Polaris Realty (1995) LTD. o/a Maxwell Polaris  
**Document:** NOTICE OF HEARING

**TO:** Michael Eurchuk

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

### Hearing Information

**Date:** Tuesday, July 24, 2018  
**Time:** 9:30 a.m.  
**Where:** via Teleconference

### Hearing Panel:

Bobbi Dawson - Chair, Panel Member (Council Member)  
Gordon Reekie - Panel member (Industry Member)  
David Hicks - Decision Writer, Panel member (Public Member)

### Alternates:

Bill Kirk - Chair, Panel Member (Council Member)  
Matthew Wiebe - Panel member (Industry Member)  
Julia Jones - Decision Writer, Panel member (Public Member)

Ricki Johnson- Counsel to the Panel

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

1. In or around September 2016 you engaged in conduct that undermines public confidence in the industry, harms the integrity of the industry, or brings the industry into disrepute, contrary to s. 42(g) of the Real Estate Act Rules:
  - a) You agreed to teach the Real Estate Update 2016 course at the standards set for you by RECA.
  - b) You disregarded many of the standards and provided the students less than they paid for and less than was required by RECA.
  - c) You broke the trust placed on you by RECA and the students to provide the best education experience the course was designed to provide.
  - d) You put students in the position of feeling they had to sign a false declaration about their attendance.

### **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

- *Hearing and Appeal Practice and Procedures Guidelines and*
- *Information for Unrepresented Industry Members*

They are under the *Publications and Resources* tab under the heading *Guides to Disciplinary Proceedings*.

### **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

If you do not attend the Panel may proceed to make a decision without you.

## What Will Happen At the Hearing

After hearing all evidence and arguments the Panel will decide whether the Executive Director 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*:

- Cancel or suspend your authorization
- Order you to pay a fine for each breach
- Order you to pay the cost of the investigation and the hearing
- Order you to complete an education course

## Submitting Written Arguments After the Hearing

You can provide written arguments at the end of the hearing or after the end of the hearing.

You must provide these to the **Hearings Administrator** and **Counsel for the Executive Director** (contact information below) **no later than 15 days after the end of the Hearing**.

Contact the Hearing Administrator if you need more time.

## 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*:

<http://www.reca.ca/industry/content/publications-resources/guides.htm>.

### **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 Executive Director and the Hearings Administrator as soon as possible if you need a new date.

Dated at Calgary, Alberta, on July 4, 2018.

(date)

*Charles Stevenson, for*

Bob Myroniuk, Executive Director  
of the Real Estate Council of Alberta

Contact Information

Hearings Administrator: Email: <a href="mailto:hearingsadmin@reca.ca">hearingsadmin@reca.ca</a> Fax: 403 228 3065 Direct: 403 685 7913 Toll Free: 1 888 425 2754 Address: Real Estate Council Suite 202, 1506 11 Avenue SW Calgary, Alberta T3C 0M9	Lawyer for the Executive Director: Email: <a href="mailto:conductadmin@reca.ca">conductadmin@reca.ca</a> Fax: 403 228 3065 Direct: 403 685 7944 Toll Free: 1 888 425 2754 Address: Real Estate Council Suite 202, 1506 11 Avenue SW Calgary, Alberta T3C 0M9
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