

April 16, 2014

To: Donald Mike Gray

RE: WITHDRAWAL APPLICATION – s.54 REAL ESTATE ACT

Please be advised that on April 16, 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:

- Section 51(1)(j) of the Rules - Licensing Requirements
- Section 1(e), 86(1), and 86(3) of the Rules - Trust Account Reconciliations
- Section 25(5) of the Act - Stale dated outstanding cheques
- Section 88 of the Rules - Operating Trust Account Shortages
- Section 88 of the Rules Security Deposit Trust Account Shortages
- 41(g) of the Rules - Security Deposit Refunds
- Section 25(2) of the Act - Management Agreements
- Section 25(1)(d) of the Act - Inadequate authority to disburse funds from trust
- Section 41(b) of the Rules - Management Agreement Contract Deficiencies
- Section 87 of the Rules - Negative Trust Ledger balances
- Section 25(2) of the Act - Security Deposits held in trust with insufficient authority
- Section 51(1)(e) of the Rules - Unlicensed Activity
- Section 41(f) and 54(3) of the Rules – Disclosure of Conflict of Interest
- Section 25(1)(d) of the Act – Expenses exceed owners' limits
- Section 51(1)(k) of the Rules – Paid invoices not on file
- Section 41(b) of the Rules – Competent Service

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