

December 6, 2016
January 2, 2017

Case Summaries

Letters of Reprimand

Administrative Penalties

Suspension



Case Summaries

Welcome to the Case Summaries monthly magazine - available on the first Monday of every month.

Inside you will find the summaries for all disciplinary decisions occurring at the Real Estate Council of Alberta (RECA) since the previous newsletter, including any suspensions and approved lifetime withdrawals from the industry.

RECA is authorized to carry out conduct proceedings under [Part 3](#) of the *Real Estate Act*.

To review RECA's Publication Guidelines, click [here](#).

Letters of Reprimand

Three real estate associates

- industry members must not make representations or carry on conduct that is reckless or intentional and that misleads or deceives any person or is likely to do [s.42(a) of the *Real Estate Act Rules*]
- industry members misrepresented condominium sizes

Sukhwinder Singh Randhawa,

Real estate associate registered with Re/Max River City

- failed to provide competent service [s.41(b) of the *Real Estate Act Rules*]
- in September 2016, Mr. Randhawa followed the builder's plan to determine condominium size
- \$1,500

David Stephen Kennedy,

Real estate broker registered with Manor Management Ltd.

- failed to file brokerage accounting within three months of your fiscal year end [s.91(4) of the *Real Estate Act Rules*]
- RECA sent Mr. Kennedy six emails to the brokerage address and his personal email address with reminders of the deadline for the required accounting forms. The last email was sent in September, 2016 with a warning that failure to complete the required form by September 30, 2016 would result in a fine. Mr. Kennedy filed the form on November 25, 2016.
- \$1,500

Kenneth Krochmal,

Real estate associate registered with Logic Realty Inc. o/a Logic Realty

- failed to ensure his role was clearly understood by his client [s.41(e) of the *Real Estate Act Rules*]
- Mr. Krochmal represented both the buyer and seller in a transaction. The seller signed the Agreement to Represent Both Seller and Buyer after she signed the Offer to Purchase.
- \$1,500

Administrative Penalties

Cameron Clark Christianson,

Real estate broker registered with Canalta Real Estate Services Ltd.

- failed to file a Declaration Respecting Absence of Trust within 3 months of fiscal year [s.92(1) of the *Real Estate Act Rules*]
- RECA sent Mr. Christianson six emails to the brokerage address and his personal email address with reminders of the deadline for the required accounting forms. The last email was sent in September, 2016 with a warning that failure to complete the required form by September 30, 2016 would result in a fine. Mr. Christianson filed the form on October 27, 2016.
- \$1,500

Marvin Soroka,

Real estate associate registered with Challenge Realty Ltd. o/a Realty Executive Challenge

- failed to immediately notify, in writing, the executive director [s.40 of the *Real Estate Act Rules*]
- \$1,000

Edmond Laplante,

Real estate associate registered with Devonshire (The Park) Inc. o/a Realty Executives

- Devonshire

- failed to immediately notify, in writing, the executive director [s.40 of the *Real Estate Act Rules*]
- \$1 000

Administrative Penalties

William Haldane,
Real estate appraiser

- ailed to immediately notify, in writing, the executive director [s.40 of the *Real Estate Act Rules*]
- \$1 000

Jeffrey Marcel Levasseur,
Mortgage associate registered with MA Mortgage Architects Inc.

- failed to immediately notify, in writing, the executive director [s.40 of the *Real Estate Act Rules*]
- \$1,000

Suspension

Lorna Macneil - Real Estate Licence Suspended

On December 5, 2016, the Real Estate Council of Alberta (RECA) suspended the real estate licence of Lorna Macneil. RECA suspended Ms. Macneil for refusing to cooperate with a person conducting an investigation.

As a result of this suspension, Lorna Macneil may not trade in real estate in Alberta. Her suspension will continue until the executive director is satisfied she has cooperated with the investigation.

Ms. Macneil was most recently the real estate broker for Macneil Realty Ltd. o/a Real Canadian Property Management Elite, operating in Fort McMurray and Medicine Hat.

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CONTACT RECA

Case Summaries are published by the Real Estate Council of Alberta.

Please forward any questions regarding the content of Case Summaries, or any questions regarding licensing or mandatory education, to info@reca.ca



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