



November 3, 2010

To: Ronan Kamdar:

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

Please be advised that on November 3, 2010 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 properly deposit and disburse money held in a trust account [s.25(1)(b) and (d) of the *Real Estate Act*.]
- Failed to ensure that the terms of the trust governing the use of the money were in writing and agreed to by the industry member and the client and any other parties [s.25(2) of the *Real Estate Act*]
- Failed to ensure that all transactions and the relevant documentation met legislative requirements found under the *Act*, the Bylaws, and these Rules; failed to provide all documentation required to the broker and failed to keep the broker informed of activities [s.23(d) (e) and (f) of the *Real Estate Act Rules*]
- Paid a commission or other remuneration, directly or indirectly, to any person resulting from or in connection with a trade in real estate or a deal in mortgages [s.24(1)(b) of the *Real Estate Act Rules*]
- Failed to act in the client's best interests [s.2(a) of the Code of Conduct]

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,

Gary Siegle
Chair, Special Meeting of the Real Estate Council of Alberta