



November 3, 2010

To: Heather Liska

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 act honestly; failed to provide competent service; failed to fulfill your fiduciary duties; failed to ensure your role as an industry member was clearly understood; failed to disclose any conflict of interest; failed to adhere to the *Act*, Regulations, Rule and Bylaws; failed to cooperate with an investigation [s.41(a)(b)(d)(e)(f)(g)(h) of the *Real Estate Act Rules*]
- Made representations or carried on conduct that was reckless or intentional; participated in fraudulent or unlawful activities; used confidential information for personal gain; engaged in conduct that undermines public confidence in the industry [s.42(a)(b)(c)(g) of the *Real Estate Act Rules*]

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