

February 6, 2018

March 5, 2018

# Case Summaries

Letters of Reprimand

Administrative Penalties



# 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](#).

For more information about the cases summarized in this publication, please click on the underlined blue heading at the start of each summary.

## Letters of Reprimand

### Shamon Kureshi,

Real estate broker registered to Hope Street Real Estate Corp.

- failure to immediately notify, in writing, the executive director [s.40 of the *Real Estate Act* Rules]

### Son Ngoc Pham,

Real estate broker registered to Son Ngoc Pham O/A Saigon One Realty

- failure to immediately notify, in writing, the executive director [s.40 of the *Real Estate Act* Rules]

Industry professionals must immediately notify, in writing, the executive director when certain events occur. RECA defines immediately as “without delay,” and in the absence of extraordinary circumstances, written notification to the executive director should occur not more than five (5) days after the event in question.

### Julie Anne Peregrym,

Real estate associate registered to Barr Realty Ltd. O/A Re/Max of Lloydminster

- failed to provide competent service [s.41(b) of the *Real Estate Act* Rules]
- the industry professional allowed an individual to take photos during a viewing without receiving permission from the seller

Industry professionals must provide competent service. In this case, the industry professional failed to receive permission from the seller or the seller’s representative before allowing a prospective buyer to take pictures of the inside of the property. Listing agreements contain obligations surrounding protecting personal and confidential information. Real estate professionals should know that seller representatives need to obtain consent from seller clients before disclosing personal information (which includes photos of, and inside, a property), and bringing a buyer client to a property does not absolve an industry professional from also obtaining consent.

## Letters of Reprimand

### Kevin Lapp,

Real estate associate, conduct occurred while registered with Royal LePage Network Realty Corp. Currently registered with 1020890 Alberta Ltd. o/a Royal LePage Lifestyles Realty

- industry professional indirectly traded on his own behalf without making disclosure of his interest in the transaction, details of his authorization, his registration under the *Real Estate Act*, or details of a further trade in real estate to buyers that were not represented by an industry professional contrary to s.62(1)(a) of the *Real Estate Act Rules*

Industry professionals must make written disclosures about personal trades at the earliest practical opportunity and before presentation of an offer. In this case, the industry professional failed to disclose to the seller their involvement as a director and shareholder of the property during the sale.

# Administrative Penalties

## Blain Frederick Huolt,

Real estate broker registered to Solace 3 Percent Realty Corporation

- failed to file brokerage accounting within three months of the fiscal year end [s. 91(4) of the *Real Estate Act Rules*]
- the brokerage year end was due on September 30, 2017 and not filed until January 3, 2018
- \$1,500

## Jonathan Christian Hull,

Real estate broker registered to 2% Realty Pro

- failed to file brokerage accounting within three months of the fiscal year end [s. 91(4) of the *Real Estate Act Rules*]
- the brokerage year end was due on January 2, 2018 and not filed until February 7, 2018
- \$1,500

A brokerage must file its accounting with RECA no later than three months after the end of the brokerage's fiscal year. The brokers in these cases filed their forms after their deadlines despite RECA sending numerous email reminders.

## **2017-2018 Council Members**

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### **KRISTA BOLTON**

Appointed from the public

### **BONNY CLARKE, CHAIR-ELECT**

Appointed from non-AREA industry members

### **BOBBI DAWSON**

Appointed from the boards outside of Calgary and Edmonton

### **AMINA DEIAB**

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### **RAMEY DEMIAN**

Appointed from the industrial, commercial and investment real estate sector

### **BILL KIRK**

Appointed from the Calgary Real Estate Board

### **BRIAN KLINGSPON, CHAIR**

Appointed from the REALTORS® Association of Edmonton

### **PHIL MCDOWELL**

Appointed from the mortgage brokerage sector

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Appointed from the boards outside of Calgary and Edmonton

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### **CHRISTINE ZWOZDESKY, PAST-CHAIR**

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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](mailto:info@reca.ca)



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