

April 16, 2014

To: Ronald Mercier

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:

- Rule 73(1) of the rules made pursuant to the *Real Estate Act*, in that you represented a lender in a mortgage transaction without entering into a written service agreement.
- Rule 65(c) of the rules made pursuant to the *Real Estate Act*, in that you failed to disclose to the borrower the nature of your relationship with the lender and how you would be compensated for the transaction.
- Rule 72(1) of the rules made pursuant to the *Real Estate Act*, in that you failed to disclose in writing to the parties to a deal in mortgages what steps, if any, were taken by you to verify information obtained or supplied.
- Rule 41(f) of the rules made pursuant to the *Real Estate Act*, in that you failed to disclose to your client, at the earliest practical opportunity, any conflict of interest you had in the course of providing services to, or in your dealings with, a client.
- Rule 41(b) of the rules made pursuant to the *Real Estate Act*, in that you failed to provide 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