



April 12, 2017

To: Geoff Richard Pallett
By Email:

Dear Mr. Pallett,

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

Real Estate Council of Alberta
Suite 350, 4954 Richard Rd SW
Calgary, Alberta T3E 6L1

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On April 12, 2017, the Real Estate Council of Alberta approved your application to withdraw as an industry member under *Real Estate Act (Act)* s.54.

As a result of information received by you, an investigation under the *Act* was commenced concerning your conduct. On about February 25, 2016, you pled guilty to charges under the *Criminal Code of Canada*. As a result of these serious convictions, on about March 28, 2016, RECA's Chair suspended your authorization to trade in real estate pursuant to section 53 of the *Real Estate Act*.

On or about March 29, 2016, you informed the Executive Director that you wished to apply under section 54 of the *Real Estate Act* for a Lifetime Withdrawal from the Industry. Because you were serving a jail sentence as a result of your criminal convictions, you advised you would apply once you were released. On February 28, 2017, you finished his sentence. On March 28, 2017, you submitted to the Executive Director, your application to Withdraw from Industry Membership.

The Executive Director believes that by virtue of your criminal convictions, you engaged in conduct that brings the industry into disrepute, contrary to section 42(g) of the *Real Estate Act Rules*. However, it should be noted that the Executive Director did not complete his investigation. Normally as part of RECA's investigative process, after informing the industry member about the investigation, the industry member then has the opportunity to provide his version of events and is usually requested to provide relevant information and documents to the investigator. The appointed RECA investigator gave you this opportunity; you instead made this application



Under the *Act*, the approved withdrawal application results in conduct proceedings discontinuance and your lifetime prohibition as an industry member.

If you have questions, please contact Charles Stevenson, Director of Professional Standards.

Yours truly,

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Ramey Damian, Chair,
Special Meeting of the Real Estate Council of Alberta