



July 5, 2011

Susan Aileen Sparrow

Dear Ms Sparrow,

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

Please be advised that on July 5, 2011 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:

- Breached your obligations in dual agency owed to a client.
- Recklessly or intentionally made misrepresentation to a lending institution.
- Failed to protect the interests of a client.

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,

*Robert Telford*

Chair, Special Meeting of the Real Estate Council of Alberta