



April 10, 2013

To: Bryan Tsang

RE: WITHDRAWAL APPLICATION – s.54 REAL ESTATE ACT

Please be advised that on April 10, 2013 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 collect a deposit and place it in trust
- Failed to property remit monthly rents
- Failed to provide documentation to your brokerage
- Drafted a false employment letter to obtain a mortgage

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,

Wayne McAlister
Chair, Special Meeting of the Real Estate Council of Alberta