

THE REAL ESTATE COUNCIL OF ALBERTA

Case: 008479  
Process: Section 39 of the *Real Estate Act*  
Industry Member: Tanya MacPherson  
Authorization: Real Estate Broker  
Registration: Streetwise Property Management Inc.  
Document: LETTER OF REPRIMAND

TO: Tanya MacPherson

The Executive Director of the Real Estate Council of Alberta (RECA) has determined there is sufficient evidence you have contravened **section 32(g) of the *Real Estate Act Rules*** and this is conduct deserving of sanction.

Rule 32 – *A brokerage must immediately notify the executive director in writing of:*

*(g) a change in the directors, officers, or shareholders of a corporation if the brokerage is a corporation.*

**Particulars of the contravention(s):**

1. In or around December, 2016 and July, 2018, you failed to immediately notify the executive director in writing of a change in the directors, officers or shareholders of a corporation, contrary to section 32(g) of the *Real Estate Act Rules*:
  - a) On December 28, 2016, Streetwise Property Management Inc. had a change in shareholders. You were the broker at the time and were responsible for ensuring the brokerage met its notification obligations.
  - b) On July 27, 2018, Streetwise Property Management Inc. had a change in shareholders.
  - c) On August 30, 2018, you notified RECA of the shareholder changes. This was a failure to immediately notify RECA of the changes.

The Executive Director considered the following aggravating and mitigating factors:

### *Mitigating Factors*

- You took responsibility for your actions

The Executive Director will issue a more severe sanction for further similar instances of this conduct.

### **Appeal**

You have the right to appeal this Letter of Reprimand to a Hearing Panel under **section 40.1(2) of the *Real Estate Act***. Please refer to Guides on RECA's website for more information on the appeal process.

In an appeal you will be given a full opportunity consistent with procedural fairness and natural justice to present evidence before the Hearing Panel in relation to the contraventions alleged.

Your written notice of appeal must be received by the Executive Director **within 30 days** of you receiving this Letter of Reprimand. If you have any questions regarding particulars or the appeal process, please contact:

Name: CS, Professional Conduct Review Officer  
Phone: 403.228.2954; Toll Free: 1.888.425.2754  
Fax: 403.228.3065  
Address: Real Estate Council of Alberta  
Suite 202, 1506 11 Avenue SW  
Calgary, Alberta, T3C 0M9

Issued at Calgary, Alberta, on November 30, 2018.

*Charles Stevenson, for*  
Bob Myroniuk, Executive Director  
of the Real Estate Council of Alberta