

January 17, 2019
February 11, 2019

Case Summaries

Letters of Reprimand

Administrative Penalty

Lifetime Withdrawals

Case Summaries

Welcome to the Case Summaries monthly magazine.

Inside you will find the summaries for all disciplinary decisions occurring at the Real Estate Council of Alberta (RECA) since the previous newsletter, including any suspensions and approved lifetime withdrawals from the industry.

RECA is authorized to carry out conduct proceedings under [Part 3](#) of the *Real Estate Act*.

To review RECA's Publication Guidelines, click [here](#).

For more information about the cases summarized in this publication, please click on the underlined blue heading at the start of each summary.

Letters of Reprimand

Click on names to view the full decision

[Peter Roy Leveille](#)

Real estate associate broker registered with AB Realty Ltd.

- a brokerage must immediately notify the executive director in writing of a change in the directors, officers, or shareholders of a corporation if the brokerage is a corporation [s.32(g) of the *Real Estate Act* Rules]
- Mr. Leveille was the broker of AB Realty Ltd. at the time
- on July 19, 2018, AB Realty Ltd. had a change in shareholders
- RECA was notified on October 22, 2018

[Brian Talbot](#)

Real estate broker registered with Devonian Properties Inc.

o/a Devonian Properties

- a brokerage must immediately notify the executive director in writing of a change in the directors, officers, or shareholders of a corporation if the brokerage is a corporation [s.32(g) of the *Real Estate Act* Rules]
- on March 8, 2018, Devonian Properties had a change in shareholders
- RECA was notified on September 10, 2018

[Chad Snow](#)

Real estate broker registered with NAI Commercial Real Estate Inc.

o/a NAI Commercial

- a brokerage must immediately notify the executive director in writing of a change in the directors, officers, or shareholders of a corporation if the brokerage is a corporation [s.32(g) of the *Real Estate Act* Rules]
- on August 17, 2018, NAI Commercial had a change in their board of directors
- RECA was notified on September 13, 2018

[Marjorie Hunchak](#)

Mortgage broker registered with I.G. Investment Management Ltd.

- a brokerage must immediately notify the executive director in writing of a change in the directors, officers, or shareholders of a corporation if the brokerage is a corporation [s.32(g) of the *Real Estate Act* Rules]
- on May 31, 2018, I.G. Investment Management Inc. had a change to their corporate board of directors
- RECA was notified on October 4, 2018

Letters of Reprimand

[Kent Chapman,](#)

Mortgage broker registered with Mortgage Tree Inc.

- a brokerage must immediately notify the executive director in writing of a change in the directors, officers, or shareholders of a corporation if the brokerage is a corporation [s.32(g) of the *Real Estate Act* Rules]
- on December 20, 2017, Mortgage Tree Inc. had a change to their corporate structure
- RECA was notified on September 17, 2018

[Agron Miloti,](#)

Real estate broker registered with Devoncore (Alberta) Ltd. o/a Devoncore

- a brokerage must immediately notify the executive director in writing of a change in the address of the brokerage's registered business office [s.32(d) of the *Real Estate Act* Rules]
- November 1, 2018, was the effective date of a change of brokerage address
- RECA was notified on December 11, 2018

[Yuri Smith,](#)

Real estate broker registered with Grassroots Realty Group Ltd.

- a brokerage must immediately notify the executive director in writing of a change in the directors, officers, or shareholders of a corporation if the brokerage is a corporation [s.32(g) of the *Real Estate Act* Rules]
- on April 25, 2018, Grassroots Realty Group Ltd. had a change in shareholders
- RECA was notified on August 16, 2018

[Kuldip Nagra,](#)

Real Estate broker registered with Tehra Inc. o/a Tehra Real Estate

- a brokerage must immediately notify the executive director in writing of a change in the directors, officers, or shareholders of a corporation if the brokerage is a corporation [s.32(g) of the *Real Estate Act* Rules]
- on April 6, 2018, Tehra Real Estate had a change to their corporate board of directors
- RECA was notified on September 26, 2018

Section 32 of the *Real Estate Act* Rules requires brokerages to immediately notify the executive director, in writing, when certain events occur. RECA defines immediately as "without delay," and in the absence of extraordinary circumstances, written notification to the executive director should occur not more than five (5) days after the event in question. In these cases, the brokerages waited several months to notify RECA.

Administrative Penalty

Someh Niengor,

Real estate associate registered with 697567 Alberta Ltd.
o/a Sutton Group Grande Prairie Professionals

- a real estate associate broker and associate must trade in real estate only in the name that appears on that individual's licence and in the name of the brokerage with which that individual is registered [s.53(a) of the *Real Estate Act* Rules]
- Ms. Niengor failed to include the name of her brokerage on various advertisements
- this issue was brought to Ms. Niengor attention on multiple occasions
- \$1,500

Industry professionals must ensure their advertising clearly displays the name as it appears on their licence and the brokerage they are registered with. If an industry professional is unsure about whether their advertising is compliant, they should review their brokerage advertising policies and procedures. All advertisements should be approved by the brokerage before they are advertised.

Lifetime Withdrawals

Cassandra Munday - Lifetime Withdrawal from Industry

On January 23, 2019, Cassandra Munday, previously a real estate broker in Airdrie, applied to permanently withdraw from industry membership.

At the time of her application, Ms. Munday was the subject of an investigation under the *Real Estate Act*. The issues under investigation were whether Ms. Munday:

- failed to fulfil fiduciary obligations to clients
- made representations that intentionally deceived clients
- participated in fraudulent activities in relation to property management
- engaged in conduct that undermines public confidence in the industry

At the time of Ms. Munday's withdrawal from industry, the investigation was not complete and there had been no disciplinary hearing, admissions, or findings of fact.

The Real Estate Council of Alberta approved Ms. Munday's application to withdraw, and this results in a voluntary lifetime prohibition from industry membership; conduct proceedings are now discontinued.

Lifetime Withdrawals

Suneet Kumar Sharma: Lifetime Withdrawal from Industry

On January 23, 2019, Suneet Kumar Sharma, previously a real estate broker in Calgary, applied to permanently withdraw from industry membership.

At the time of his application, Mr. Sharma was the subject of an investigation under the *Real Estate Act*. The issues under investigation were whether Mr. Sharma:

- made misrepresentations to clients and third parties
- participated in a fraud scheme
- participated in fraudulent or unlawful activities

At the time of Mr. Sharma's withdrawal from industry, an investigation was complete and the case was ready to proceed to a hearing.

The Real Estate Council of Alberta approved Mr. Sharma's application to withdraw, and this results in a voluntary lifetime prohibition from industry membership; conduct proceedings are now discontinued.

Lifetime Withdrawals

Jayant Soni - Lifetime Withdrawal from Industry

On January 23, 2019, Jayant Soni, previously a real estate associate in Edmonton, applied to permanently withdraw from industry membership.

At the time of his application, Mr. Soni was the subject of an investigation under the *Real Estate Act*. The issues under investigation were whether Mr. Soni:

- upon multiple renewal applications, failed to notify the Executive Director of criminal charges from 2010

At the time of Mr. Soni's withdrawal from industry, an investigation was complete and the case was ready to proceed to a hearing.

The Real Estate Council of Alberta approved Mr. Soni's application to withdraw, and this results in a voluntary lifetime prohibition from industry membership; conduct proceedings are now discontinued.

Lifetime Withdrawals

Scott Slimmon - Lifetime Withdrawal from Industry

On January 23, 2019, Scott Slimmon, previously a real estate associate in Red Deer, applied to permanently withdraw from industry membership.

At the time of his application, Mr. Slimmon was the subject of conduct proceedings under the *Real Estate Act*. The issues under investigation were whether Mr. Slimmon:

- used his ability as a real estate associate to gain access to a property for a personal reason unrelated to selling the property
- failed to be honest and provide complete information asked for as part of the investigation

At the time of Mr. Slimmon's withdrawal from industry, a disciplinary hearing was complete and Mr. Slimmon was awaiting a decision as to sanctions and costs of the Hearing Panel.

The Real Estate Council of Alberta approved Mr. Slimmon's application to withdraw, and this results in a voluntary lifetime prohibition from industry membership; conduct proceedings are now discontinued.

2018-2019 Council Members

BOBBI DAWSON

Appointed from the boards outside of Calgary and Edmonton

AMINA DEIAB

Appointed from the public

RAMEY DEMIAN

Appointed from the industrial, commercial and investment real estate sector

JT DHOOT

Appointed from non-AREA industry members

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Appointed from the Calgary Real Estate Board

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The Regulator is published by the Real Estate Council of Alberta.

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