

## THE REAL ESTATE COUNCIL OF ALBERTA

**Case:** 000875-CM  
**Process:** Section 39 & 83 of the *Real Estate Act*  
**Industry Member:** TanveerTaj  
**Authorization:** Real Estate Associate  
**Registration:** Currently unlicensed and unregistered  
**Document:** ADMINISTRATIVE PENALTY  
**Penalty:** \$5,000.00 (see Schedule 2 of the Bylaws)

### Payment

This Penalty must be paid **within 30 days** of the date this Notice was issued.

**If you fail to pay the Penalty** the Executive Director may commence collection under Part 6 of the *Real Estate Act* and may suspend your authorization under section 38.1 of the Rules.

### If you pay the Penalty

- You will have satisfied the Administrative Penalty and no further proceedings under Part 6 will be taken against you.
- You cannot be charged under the *Real Estate Act* with an offence for the contravention(s) in this Administrative Penalty.

**TO: TanveerTaj**

The Executive Director of the Real Estate Council of Alberta (RECA) has determined there is sufficient evidence you have contravened section 42(a) of the *Real Estate Act* Rules and this is conduct deserving of sanction.

42 Industry members must not:

- (a) make representations or carry on conduct that is reckless or intentional and that misleads or deceives any person or is likely to do so;

### Particulars of the contravention(s):

1. In or about May to July, 2009 you listed seven condo units at 312 15<sup>th</sup> Avenue NE, Calgary (the "Units") at the request of ("SM").
2. SM was a real estate associate and provided you with all the seller's information, information about the Units and the listing prices.
3. You did not meet with, talk to, or enter a service agreement with the seller of the Units prior to listing them.
4. You did not take appropriate steps to confirm the value of the Units.
5. You did not take steps to verify the accuracy of measurements in relation to the Units.
6. The information you posted regarding the size and value of the Units was not accurate.

7. You did not provide information regarding the listings to your broker.
8. When contacted by a real estate associate to view one of the Units, you did not take steps to facilitate it being shown.
9. Several of the Units were sold at inflated prices during the time or shortly after they were listed by you.
10. You admitted you created false and misleading documents.
11. You admitted you were negligent in how you handled listing the Units and that you ought to have investigated further.
12. You admitted you acted recklessly in relation to the listing of the Units.

### **Mitigating Factors:**

Your licence has expired and if you intend to re-enter the profession you must complete all education and your application is subject to review by the Registrar.

### **Appeal**

You have the right to appeal this Administrative Penalty to a Hearing Panel. See **section 83.1 of the *Real Estate Act*** for what you must do to appeal.

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 comply with section 83.1 and must be received by the Executive Director **within 30 days** of you receiving this Administrative Penalty.

If you appeal, payment of the Penalty will not be required until an order to pay a penalty is issued by the Hearing Panel. If you have any questions regarding particulars or the appeal process, please contact:

Name: JP, 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 February 7, 2019

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