



January 22, 2020

To: Mr. Barry Coggins
By Email:

Dear Mr. Coggins,

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

Real Estate Council of Alberta
Suite 202, 1506 11 Avenue SW
Calgary, Alberta T3C 0M9

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On January 22, 2020, the Real Estate Council of Alberta approved your application to withdraw as an industry member under *Real Estate Act (Act)* s.54.

As a result of a complaint, an investigation was commenced into your conduct. You were notified that a review was opened.

The issues investigated are:

- Rule 57(e) and Rule 41(d) failure to fulfil fiduciary obligations and make full disclosure of conflicts of interest to clients
- Rule 59 failure to offer a transaction brokerage agreement where required
- Rule 57(g) failure to exercise reasonable care and skill in the performance of the exclusive listing contract; and
- Section 17 trading in real estate without proper authorization

The investigation is not complete and no finding of fact or conduct deserving of sanction has been made. The Panel made no finding of intentional misrepresentation or fraud.

Under the *Act*, the approved withdrawal application results in conduct proceedings discontinuance and your lifetime prohibition as an industry member.

If you have questions, please contact Charles Stevenson, Registrar.

Yours truly,

Duane Monea, Administrator
Special Meeting of the Real Estate Council of Alberta

cc: Janet Russell – J.Russel@svrlawyers.com