



January 22, 2020

To: Ms. Christine Joy Coggins
By Email:

Dear Ms. 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 51(3)(e) having knowledge of the misconduct of real estate associates under your supervision, and failure to take any steps to correct the misconduct or reduce resulting harm
- Rule 59 failure to offer a transaction brokerage agreement where required
- Rule 62(2) failure to provide proper disclosure to clients; and
- Rule 51(1)(f) failure to provide brokerage personnel with written policies in regards to personal trades in real estate

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.Russell@svrlawyers.com