

January 22, 2020

To: Ms. Balbir Kaur Kainth  
By Email:

Dear Ms. Kainth,

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

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:

- Section 18(2) received trust funds into her personal account without a service agreement setting out the terms upon which the funds were to be received, held and disbursed
- Rule 54(3) provided services in which she had a conflict of interest without receiving written and informed consent of the party; and
- Rule 54(2) provided an inducement without approval of the brokerage

The investigation is not complete and no finding of conduct deserving of sanction has been made.

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