THE REAL ESTATE COUNCIL OF ALBERTA

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| Case: | 009809 |
| Process: | Section 39 & 83 of the *Real Estate Act* |
| Industry Member: | Tanweer Ahmed |
| Authorization: | Real Estate Associate |
| Registration: | 4 Million.ca Inc. O/A Estateview. Currently registered to Twin Oakes Real Estate 1993 Inc. O/A Re/Max House Of Real Estate |
| Document: | ADMINISTRATIVE PENALTY |
| Penalty: | $1,500.00 |

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: Tanweer Ahmed

The Executive Director of the Real Estate Council of Alberta (RECA) has determined there is sufficient evidence you have contravened **section 54(1)(c) of the *Real Estate Act* Rules** and this is conduct deserving of sanction.

Rule 54(1) – *A real estate broker, associate broker or associate, as the case may be, must not:*

*(c) accept a commission, referral fee or other remuneration, directly or indirectly, for a trade in real estate except through the brokerage with which he is registered.*

Particulars of the contravention(s):

1. In or around August 2018, you accepted a referral fee for a trade in real estate that did not go through your brokerage, contrary to section 54(1)(c) of the *Real Estate Act* Rules:

    a) In April 2018, you were working with a Buyer who was interested in commercial property. You did not practice commercial real estate, so you referred the Buyer to [("L.A.")] a real estate associate.
    b) The Buyer purchased units in [("Business site")] Calgary, Alberta.
    c) In August, 2018, a cheque for the referral earned was issued directly to you from the law firm. This was accepting a commission for a trade in real estate outside the brokerage you were registered with.

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:


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| Name: | CS, Professional Conduct Review Officer |
| Phone: | 403.228.2954; Toll Free: 1.888.425.2754 |
| Fax: | 403.228.3065 |
| Address: | Real Estate Council of Alberta<br>Suite 202, 1506 11 Avenue SW<br>Calgary, Alberta, T3C 0M9 |


Issued at Calgary, Alberta, on June 30, 2020.

*Charles Stevenson for*
Joseph Fernandez, Acting Executive Director
of the Real Estate Council of Alberta

cc R.G.[(" Broker")]
["Brokerage A")]

D.N. [("Broker")]
[("Brokerage B")]