


October 22, 2020
November 19, 2020

Case Summaries



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Case Summaries

Welcome to the Case Summaries monthly magazine.

Inside you will find the summaries for all disciplinary decisions occurring at the Real Estate Council of Alberta (RECA) since the previous newsletter, including any suspensions and approved lifetime withdrawals from the industry.

RECA is authorized to carry out conduct proceedings under [Part 3](#) of the *Real Estate Act*.

Questions about disciplinary information RECA publishes and why? Review [RECA's Publication Guidelines](#) online.

For more information about the cases summarized in this publication, please click on the underlined blue heading at the start of each summary.

Letters of Reprimand

[Anna Isotu Bello,](#)

Real estate broker registered with Adonai Property Management & Realty Inc o/a Anna Bello Realty

- a brokerage must immediately notify the executive director in writing of a change in the address of the brokerage's registered business office [s.32(d) of the *Real Estate Act Rules*]
- on July 1, 2020, Ms. Bello changed the registered brokage address of the affiliated Alberta office
- RECA was notified on August 24, 2020

[Valerie Lynn Guay,](#)

Real estate broker registered with VIP Realty and Management Ltd.

- a brokerage must immediately notify the executive director in writing of a change in the address of the brokerage's registered business office [s.32(d) of the *Real Estate Act Rules*]
- on June 8, 2020, Ms. Guay changed the registered brokerage address of the affiliated Alberta office
- RECA was notified on September 15, 2020

[Frederick Nwabueze Ibelo,](#)

Real estate broker registered with 1158556 Alberta Ltd. o/a Elephant Realty Services

- a brokerage must immediately notify the executive director in writing of a change in the address of the brokerage's registered business office [s.32(d) of the *Real Estate Act Rules*]
- on January 1, 2020, Mr. Ibelo changed the registered brokerage address of the affiliated Alberta office
- RECA was notified on April 28, 2020

[Mary Eleanor Kidder,](#)

Real estate broker registered with Kidder & Company Real Estate & Property Management Ltd.

- a brokerage must immediately notify the executive director in writing of a change in the address of the brokerage's registered business office [s.32(d) of the *Real Estate Act Rules*]
- on July 1, 2020, Ms. Kidder changed the registered brokerage address of the affiliated Alberta office
- RECA was notified on August 20, 2020

[Dale Emil Leicht,](#)

Real estate broker registered with First Merchants Realty Inc.

- a brokerage must immediately notify the executive director in writing of a change in the address of the brokerage's registered business office [s.32(d) of the *Real Estate Act Rules*]
- on January 1, 2019, Mr. Leicht changed the registered brokerage address of the affiliated Alberta office
- RECA was notified on August 18, 2020

Letters of Reprimand

[Jimmy Tan Diep,](#)

Real estate broker registered with Irealty Calgary Inc. o/a Re/Max Irealty Innovations

- a brokerage must immediately notify the executive director in writing of a change in the directors, officers, or shareholders of a corporation if the brokerage is a corporation [s.32(g) of the *Real Estate Act Rules*]
- March 1, 2019, was the effective date of a change to the corporate structure of his brokerage
- RECA was notified on July 21, 2020

[Daniel James Salloum,](#)

Mortgage broker registered with Calgary City Condos Incorporated o/a Mortgage Services Company

- a brokerage must immediately notify the executive director in writing of a change in the directors, officers or shareholders of a corporation if the brokerage is a corporation [s.32(g) of the *Real Estate Act Rules*]
- October 24, 2019, was the effective date of a change to the corporate structure of his brokerage
- RECA was notified on August 5, 2020

Learning Opportunity

Brokerages must immediately notify the executive director, in writing, when certain events occur (change of brokerage address, change of directors, stakeholders, shareholders, etc.). RECA defines immediately as “without delay,” and in the absence of extraordinary circumstances, written notification to the executive director should occur not more than five (5) days after the event in question. In these cases, the brokerages waited several months before notifying RECA. Brokerages can notify RECA of business address changes electronically.

[Information Bulletin: Responsibilities and Prohibitions – Real Estate Brokerage](#)

Letters of Reprimand

[Evan Michael Robinson](#)

Real estate associate registered with Century 21 Bamber Realty Ltd.

- industry members must not engage in conduct that undermines public confidence in the industry, harms the integrity of the industry, or brings the industry into disrepute [s.42(g) of the *Real Estate Act* Rules]
- in June 2020, Mr. Robinson made unprofessional remarks on an Instagram Story from his Instagram account
- Mr. Robinson stated that he intended the remarks to be private or viewed only by friends
- Mr. Robinson's account clearly indicates that he is a real estate professional

Learning Opportunity

Industry professionals should always maintain a professional persona must always be professional on any media platform in which they do business. RECA's Good Character Policy defines professionalism as a standard expected of industry professionals. This means treating RECA, clients, industry professionals, and third parties with civility, respect, and professional courtesy. In this case, the industry professional's language on his Instagram story was unprofessional and brought the industry into disrepute.

[Information Bulletin: Good Character – Professional Conduct Review](#)

Letters of Reprimand

[Reetam \(Ricky\) Chowdhury](#)

Real estate associate registered with Noralta Real Estate Inc. o/a Royal LePage Noralta Real Estate

- a real estate broker and associate must trade in real estate only in the name that appears on that individual's licence and in the name of the brokerage with which that individual is registered [s.53(a) of the *Real Estate Act* Rules]
- in February 2020, Mr. Chowdhury's website failed to clearly identify his brokerage name
- Mr. Chowdhury's website had Royal LePage and the brokerage address, but the full brokerage name did not appear

[Michael Robert Hassel](#)

Real estate associate registered with EXP Realty of Canada Inc o/a EXP Realty

- a real estate broker and associate must trade in real estate only in the name that appears on that individual's licence and in the name of the brokerage with which that individual is registered [s.53(a) of the *Real Estate Act* Rules]
- in July 2020, Mr. Hassel's website failed to clearly identify his brokerage name
- Mr. Hassel's website included his team name at the top of the page, but the brokerage was not clearly indicated
- Mr. Hassel's Facebook and Instagram pages failed to identify his brokerage name

[Vivienne Anne Margriet Huisman](#)

Real estate associate registered with Max Wright Real Estate Corporation o/a Sotheby's International Realty Canada

- a real estate broker and associate must trade in real estate only in the name that appears on that individual's licence and in the name of the brokerage with which that individual is registered [s.53(a) of the *Real Estate Act* Rules]
- Ms. Huisman's Facebook page failed to include her brokerage name

[Gregory Donald Kemp](#)

Real estate associate registered at the time with 1800086 Alberta Ltd. o/a First Place Realty. Currently registered with Your Way Real Estate Inc.

- a real estate broker and associate must trade in real estate only in the name that appears on that individual's licence and in the name of the brokerage with which that individual is registered [s.53(a) of the *Real Estate Act* Rules]
- in April 2020, Mr. Kemp's website failed to clearly identify his brokerage name
- Mr. Kemp's website had his team name at the top of the page, and the brokerage name was not clearly indicated

Letters of Reprimand

Gregory Allan Kennedy

Real estate associate registered at the time with Greater Property Group Inc. o/a Greater Property Group. Currently registered with 4th Street Holdings Ltd. o/a Re/Max Real Estate (Central).

- a real estate broker and associate must trade in real estate only in the name that appears on that individual's licence and in the name of the brokerage with which that individual is registered [s.53(a) of the *Real Estate Act* Rules]
- in January 2020, Mr. Kennedy's website failed to clearly identify his brokerage name
- Mr. Kennedy's website included his personal branding at the top of the landing page
- Mr. Kennedy's brokerage name appeared at the bottom of the webpage after scrolling through content

Gregory Allan Kennedy

Real estate associate registered at the time with Greater Property Group Inc. o/a Greater Property Group. Currently registered with 4th Street Holdings Ltd. o/a Re/Max Real Estate (Central).

- a real estate broker and associate must trade in real estate only in the name that appears on that individual's licence and in the name of the brokerage with which that individual is registered [s.53(a) of the *Real Estate Act* Rules]
- in March 2020, Mr. Kennedy's radio advertisement failed to clearly identify the name of his brokerage
- Mr. Kennedy's radio advertisement stated, "...brought to you by Greg Kennedy and his team at Calgaryhousefinder.ca."
- Mr. Kennedy cancelled the advertisement, but it continued to be played on radio without his knowledge

Ali Mawani

Real estate associate with Canadian Independent Realty Ltd. o/a CIR Realty

- a real estate broker and associate must trade in real estate only in the name that appears on that individual's licence and in the name of the brokerage with which that individual is registered [s.53(a) of the *Real Estate Act* Rules]
- in May 2020, Mr. Mawani's website failed to clearly identify the name of his brokerage
- Mr. Mawani's website only identified his team name
- Mr. Mawani's website previously clearly identified his brokerage name
- Mr. Mawani's web designer made changes without his consent resulting in his brokerage's name being deleted

Letters of Reprimand

[James Luke McLaren](#)

Real estate associate registered with The Real Estate Company Ltd. o/a The Real Estate Company

- a real estate broker and associate must trade in real estate only in the name that appears on that individual's licence and in the name of the brokerage with which that individual is registered [s.53(a) of the *Real Estate Act* Rules]
- in October 2020, Mr. McLaren's website failed to clearly identify his brokerage name
- Mr. McLaren's website included his personal branding at the top of the landing page
- Mr. McLaren's brokerage name appeared at the bottom of the webpage after scrolling through content

[Rick Anthony Reinhardt](#)

Real estate associate registered with Thorndale Holdings Ltd. o/a Re/Max Select

- a real estate broker and associate must trade in real estate only in the name that appears on that individual's licence and in the name of the brokerage with which that individual is registered [s.53(a) of the *Real Estate Act* Rules]
- in April 2020, Mr. Reinhardt's website failed to clearly identify his brokerage name
- Mr. Reinhardt's website included his personal branding at the top of the landing page
- Mr. Reinhardt's brokerage name appeared at the bottom of the webpage after scrolling through content
- Mr. Reinhardt's Facebook page included his team name but his brokerage name was not identified

[Ross Shawn Storoshenko](#)

Real estate associate registered with Thorndale Holdings Ltd. o/a Re/Max Select

- a real estate broker and associate must trade in real estate only in the name that appears on that individual's licence and in the name of the brokerage with which that individual is registered [s.53(a) of the *Real Estate Act* Rules]
- in February 2020, Mr. Storoshenko's website failed to clearly identify his brokerage name
- Mr. Storoshenko's website included his personal branding at the top of the landing page
- Mr. Storoshenko's brokerage name appeared at the bottom of the webpage after scrolling through content

Letters of Reprimand

[Davinder Singh Toor](#)

Real estate associate registered with EXP Realty of Canada Inc o/a EXP Realty

- a real estate broker, associate broker, or associate must not trade in real estate on behalf of a brokerage other than the brokerage with which he is registered [s. 54(1)(a) of the *Real Estate Act Rules*]
- Mr. Toor failed to advertise in the name of his registered brokerage
- in February 2020, Mr. Toor advertised a unit for sale using a sign from his previous registered brokerage
- Mr. Toor had not been registered to that brokerage since July 2019

Learning Opportunity

Industry professionals must trade in the name that appears on that individual's licence and in the name of the brokerage with which that individual is registered.

Industry professionals must clearly indicate their name and brokerage name in all advertising. Brokerage and industry professional names are "clearly indicated" when a reasonable consumer, under normal circumstances, can clearly distinguish the name of an industry professional as it appears on their licence and brokerage in an advertisement. A reasonable consumer should be able to identify the industry professional and brokerage based on the advertisement alone. In these cases, the industry professionals failed to clearly indicate their brokerage name in all of their advertisements.

[Advertising Guidelines](#)

Letters of Reprimand

[Jennifer Lynn Healey](#)

Real estate associate registered with Sather Real Estate Pro Brokers Ltd.

- an industry member must immediately notify, in writing, the executive director [s.40 of the *Real Estate Act Rules*]

[Ian Thomas Quinn](#)

Real estate associate registered with Threefour Management Ltd. o/a Re/Max Landan Real Estate

- an industry member must immediately notify, in writing, the executive director [s.40 of the *Real Estate Act Rules*]

Learning Opportunity

Industry professionals must immediately notify, in writing, the executive director when certain events occur (name change, discipline, criminal proceedings, bankruptcy, etc.). In these cases, the industry professionals had situations requiring notification occur months before they notified the executive director. Immediately is defined as “without delay,” and in the absence of extraordinary circumstances, written notification to the executive director should occur not more than five (5) days after the event in question.

[Information Bulletin: Notice to Executive Director – Real Estate and Mortgage Broker Professionals](#)

Administrative Penalties

[Cynthia Jean Harris](#),

Real estate associate registered with Century 21 All Stars Realty Ltd.

- an industry member must immediately notify, in writing, the executive director [s.40 of the *Real Estate Act Rules*]
- \$1,000

Learning Opportunity

Industry professionals must immediately notify, in writing, the executive director when certain events occur (name change, discipline, criminal proceedings, bankruptcy, etc.). In this case, the industry professional had a situation requiring notification occur months before they notified the executive director. Immediately is defined as “without delay,” and in the absence of extraordinary circumstances, written notification to the executive director should occur not more than five (5) days after the event in question.

[Information Bulletin: Notice to Executive Director – Real Estate and Mortgage Broker Professionals](#)

Administrative Penalties

[Kathleen Margaret Bowers](#)

Real estate broker registered with Residential Remedies Inc. o/a 3% Realty Fort McMurray

- this Administrative Penalty has been appealed
- industry members must provide competent service [s.41(b) of the *Real Estate Act* Rules]
- in January 2020, Ms. Bowers failed to provide to her client the requested inventory list or explain the service was not being offered
- in March 2020, Ms. Bowers failed to provide a completed residential tenancy agreement to her client
- in March 2020, Ms. Bowers failed to provide clear images to her client as part of the move inspection
- in March 2020, Ms. Bowers failed to provide a completed pet lease agreement to her client
- in March 2020, Ms. Bowers failed to seek agreement for prorated rent or a reduction in rent due to cleaning fees

Learning Opportunity

Industry professionals must provide competent service to all of their clients. In this case, the industry professional failed to communicate with their client in a timely manner, and failed to provide or complete important documents. Industry professionals must meet their agency responsibilities in a timely manner.

[Information Bulletin: Competent Service](#)

Administrative Penalties

[Alexandre Sazanovitch](#)

Real estate associate registered with Canadian Independent Realty Ltd. o/a CIR Realty

- industry members must not engage in conduct that undermines public confidence in the industry, harms the integrity of the industry, or brings the industry into disrepute [s.42(g) of the *Real Estate Act Rules*]
- on November 30, 2019, Mr. Sazanovitch viewed a vacant property
- Mr. Sazanovitch recorded a video of the property, which included negative remarks of the property
- Mr. Sazanovitch posted the video on his YouTube channel
- Mr. Sazanovitch did not have permission from the property owner to take a video and advertise the property in this manner
- \$1,500

Learning Opportunity

RECA's Good Character Policy defines professionalism as a standard expected of industry professionals. This means treating RECA, clients, industry professionals, and third parties with civility, respect, and professional courtesy. In this case, the industry professional exhibited unprofessional behaviour and did not exhibit professional courtesy to the property. Consumers must trust that visits and inspections of their property and belongings will consistently be treated with respect.

[Information Bulletin: Good Character – Professional Conduct Review](#)

Administrative Penalties

Prem Sagar Dave,

Real estate broker registered with Grey Power PD Realty Inc.

- a real estate broker and associate must trade in real estate only in the name that appears on that individual's licence and in the name of the brokerage with which that individual is registered [s.53(a) of the *Real Estate Act Rules*]
- in June 2020, Mr. Dave advertised his real estate services on his website and his Instagram account
- Mr. Dave failed to include the name of his registered brokerage on all of his platforms
- \$1,500

David Luu,

Real estate associate registered at the time with Irealty Calgary Inc. o/a Re/Max Irealty Innovations. Currently registered with 2268740 Alberta Inc. o/a Equium Living.

- a real estate broker and associate must trade in real estate only in the name that appears on that individual's licence and in the name of the brokerage with which that individual is registered [s.53(a) of the *Real Estate Act Rules*]
- in January 2020, Mr. Luu advertised his team on his Instagram account
- Mr. Luu failed to include the name of his registered brokerage on his advertisements
- \$1,500

Jason Manarintr,

Real estate associate registered at the time with Irealty Calgary Inc. o/a Re/Max Irealty Innovations. Currently registered with 2268740 Alberta Inc. o/a Equium Living.

- a real estate broker and associate must trade in real estate only in the name that appears on that individual's licence and in the name of the brokerage with which that individual is registered [s.53(a) of the *Real Estate Act Rules*]
- in January 2020, Mr. Manarintr advertised his team on his Instagram account
- Mr. Manarintr failed to include the name of his registered brokerage in his advertisements
- \$1,500

Administrative Penalties

[Courtney Lauree McElroy](#)

Real estate associate registered at the time with Twin Oakes Real Estate 1993 Inc. o/a Re/Max House of Real Estate. Currently registered with Grassroots Realty Group Ltd. o/a Grassroots Realty Group.

- a real estate broker and associate must trade in real estate only in the name that appears on that individual's licence and in the name of the brokerage with which that individual is registered [s.53(a) of the *Real Estate Act Rules*]
- in February 2020, Ms. McElroy advertised her team on her Instagram account
- Ms. McElroy failed to include the name of her registered brokerage
- \$1,500

Learning Opportunity

Industry professionals must trade in the name that appears on that individual's licence and in the name of the brokerage with which that individual is registered.

Industry professionals must clearly indicate their name and brokerage name in all advertising. Brokerage and industry professional names are "clearly indicated" when a reasonable consumer, under normal circumstances, can clearly distinguish the name of an industry professional as it appears on their licence and brokerage in an advertisement. A reasonable consumer should be able to identify the industry professional and brokerage based on the advertisement alone. In these cases, the industry professionals failed to clearly indicate their brokerage name in all of their advertisements.

[Advertising Guidelines](#)

Administrative Penalties

[Khaleel Ur Rehman Bhatti](#)

Real estate associate registered with Premiere Realty Ltd. o/a Premiere Realty Direct

- real estate professionals must not directly or indirectly, advertise, communicate or offer an incentive except an incentive that is provided by and on behalf of the brokerage with which they are registered [s.54(1)(d) of the *Real Estate Act* Rules]
- in February 2020, Mr. Bhatti posted on a private Facebook group, "Save Thousands. List Your Property For Just \$999."
- Mr. Bhatti's post was a personal incentive, and not a brokerage incentive
- Mr. Bhatti's advertisement was not compliant with his brokerage policy
- \$1,500

[Kevin Bradley Doyle](#)

Real estate associate registered with Elite Ownership Group Ltd. o/a Re/Max Elite

- real estate professionals must not directly or indirectly, advertise, communicate or offer an incentive except an incentive that is provided by and on behalf of the brokerage with which they are registered [s.54(1)(d) of the *Real Estate Act* Rules]
- in January 2020, Mr. Doyle advertised an event for 125 people with free food, drinks, and entertainment
- this event was a personal incentive, and not a brokerage incentive
- Mr. Doyle's brokerage did not approve the incentive
- \$1,500

[Dylan William David Oneschuk](#)

Real estate associate registered at the time with Century 21 Power Realty Ltd. o/a Century 21 Powerrealty.ca. Currently registered with EXP Realty of Canada Inc o/a EXP Realty.

- real estate professionals must not directly or indirectly, advertise, communicate or offer an incentive except an incentive that is provided by and on behalf of the brokerage with which they are registered [s.54(1)(d) of the *Real Estate Act* Rules]
- in February 2020, Mr. Oneschuk sent out an advertisement to Lake Bonavista Residents stating they could list their home for a flat fee of \$1,995 plus GST
- this offer was a personal incentive, and not a brokerage incentive
- Mr. Oneschuk's brokerage did not approve of the advertisement
- \$1,500

Learning Opportunity

Only a brokerage can advertise incentives to the public. Industry professionals must not directly or indirectly, advertise, communicate, or offer to any person their own incentives.

An "incentive" is anything a brokerage advertises, communicates, or offers to the public to attract business. Examples of incentives include travel miles, gifts, contest prizes, gift certificates, games of chance, or anything else of value.

[Information Bulletin: Incentives](#)

Administrative Penalties

[Brian Kenneth Mattis](#)

Real estate broker registered with Plainsmen Property Group Inc.

- a brokerage's accounting records must be filed within three months of its fiscal year end [s.91(4) of the *Real Estate Act* Rules]
- Mr. Mattis's brokerage fiscal year end was on December 31, 2019
- RECA sent numerous email reminders to Mr. Mattis, reminding him to file the appropriate forms by March 31, 2020
- on March 30, 2020, Mr. Mattis requested an extension to file the year end forms
- Mr. Mattis's extension request was granted until April 3, 2020
- Mr. Mattis failed to file the fiscal year end forms by April 3, 2020
- RECA has yet to receive Mr. Mattis's brokerage year end forms
- \$1,500

Learning Opportunity

A brokerage must file its accounting with RECA no later than three months after the end of the brokerage's fiscal year. In this case, the broker failed to file the forms by the deadline despite RECA sending numerous reminders.

[Real Estate Fiscal Year End](#)

Suspension

Connelly & Company Management Ltd. Brokerage Licence Suspended

June 24, 2020, the RECA executive director suspended the brokerage licence of Connelly & Company Management Ltd.

Under Section 35(2)(b) of the *Real Estate Act* Rules, the executive director may suspend the licence of a brokerage if the executive director receives information that indicates the individual who is registered as the broker has resigned or ceased to be the broker.

All active trades in real estate involving this brokerage are affected. Brokerages or consumers who have pending purchases, leases, or sales with deposits being held in trust with this brokerage should consider amending their purchase contract to transfer their trust deposit to a different brokerage or lawyer.

RECA Management

JOSEPH FERNANDEZ
Director of Education Programs

WARREN MARTINSON
Director of Corporate Services

STACY PAQUIN
General Counsel & Corporate Secretary

CHARLES STEVENSON
Registrar
(Acting Executive Director)

VACANT
Director of Strategic Initiatives & External
Relations

CONTACT RECA

The Case Summaries is published by the Real Estate Council of Alberta.

Please forward any questions regarding the content of the Case Summaries, or any questions regarding licensing or mandatory education, to info@reca.ca

202, 1506 11 Avenue SW,
Calgary, AB T3C 0M9
Phone (403) 228-2954
Toll-free 1-888-425-2754
Fax (403) 228-3065
www.reca.ca