

THE REAL ESTATE COUNCIL OF ALBERTA

Case Number: 011160  
Name on Licence: Nadia Glavonjic  
Licence Type & Class: Real Estate Associate  
Brokerage Name on Licence: Sterling Realty (Alberta) Ltd. o/a Sterling Real Estate  
Process: Section 39 & 83 of the *Real Estate Act*

Document: ADMINISTRATIVE PENALTY  
Penalty: \$3,000.00

**Payment**

This Penalty must be paid **within 30 days** of the date this Notice was issued.

**If you fail to pay the Penalty** the Registrar may commence collection under Part 6 of the *Real Estate Act* and may suspend your licence 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: Nadia Glavonjic**

The Registrar of the Real Estate Council of Alberta (RECA) has determined there is sufficient evidence you have contravened **section 46(2) of the *Real Estate Act Rules*** and this is conduct deserving of sanction.

Rule 46(2) *A licensee must not delegate, assign, request, direct, or in any way allow an unlicensed or unregistered assistant to perform tasks that must only be performed by a licensee.*

## Particulars of the contravention(s):

1. In or around January 2021, you allowed an unlicensed assistant to perform a task that required a licence contrary to section 46(2) of the *Real Estate Act* Rules:
  - a) January 24, 2021, you had permission to show your Buyer clients the property located [ADDRESS].
  - b) You did not show the property yourself. When you arrived at the property you allowed your unlicensed assistant to access the property and enter with three people. You remained outside the property in the car.
  - c) The seller had a video camera capturing who came into their property. When the listing associate contacted you about the showing, you misrepresented important details about the showing, including how many people were present in the property and who did the showing.

The Registrar considered the following aggravating and mitigating factors:

### *Aggravating Factors*

- RECA has received multiple complaints from sellers about buyer agents failing to follow permissions or guidelines around showings. We must deter this conduct.
- You intentionally misrepresented facts about the showing done by your unlicensed assistant to the Seller's representative.

### **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 Registrar **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:

Name: [C.S], Professional Conduct Review Officer  
Email: [EMAIL]  
Phone: 403.228.2954; Toll Free: 1.888.425.2754  
Fax: 403.228.3065  
Address: Real Estate Council of Alberta  
Suite 202, 1506 11 Avenue SW  
Calgary, Alberta, T3C 0M9

Issued at Calgary, Alberta, on May 7, 2021.

"Signature"

Charles Stevenson, Registrar  
Real Estate Council of Alberta

cc [S.P], Real Estate Broker  
Sterling Real Estate