

## RESIDENTIAL REAL ESTATE BROKER INDUSTRY COUNCIL

11:00 am, Tuesday, June 8, 2021

Virtual Teams Meeting

### MINUTES

**In Attendance:** Bill Briggs  
Brad Hamdon  
Brad Kopp  
Erika Ringseis  
Sano Stante, *Chair*

**Resources:** Bryan Douey (*Communications & Connections Manager*) (Item 8)  
Duane Monea, *Principal Advisor to the Board*  
Warren Martinson, *Acting Executive Director*  
Charles Stevenson, *Registrar*  
Joseph Fernandez, *Director, Education Programs*  
Stacy Paquin, *General Counsel & Corporate Secretary*

**Recording Secretary:** Rina Hawkins

1. Call to Order

The meeting began at 11:00 am.

The Industry Council went in-camera.

The Industry Council came out of in-camera.

2. Approval of Meeting Minutes

The Industry Council reviewed the minutes from the May 11, 2021 meeting.

**MOTION:** *The Residential Real Estate Broker Industry Council approves the May 11, 2021 meeting minutes as presented.*

*Bill Briggs / Carried*

**3. Action Register**

The Industry Council reviewed the action register.

**4. 2021 Board Projects & Priorities**

This item was accepted for information purposes.

**5. RECA Board of Directors Report**

The Industry Council's Board member provided a report on the activities of RECA's Board of Directors ("Board").

**6. Calendar 2021/2022 Meetings**

The Industry Council reviewed the calendar for 2021/2022 and proposed meeting dates in December 2021 and the 2022 calendar year.

An Industry Council member expressed a conflict with the proposed meeting date in March, 2022.

**ACTION:** The Industry Council requested that the March 8, 2022 Industry Council meeting date be changed. Management will work to select a new date.

**ACTION:** The Industry Council added two additional meetings to the 2021/2022 calendar as placeholders (i.e., Tuesday, February 8, 2022 and May 10, 2022).

**7. Education Framework & Divestment Update**

Management provided an update on the education framework and divestment activities.

The Education Framework Discussion Group is scheduled to meet on June 17, 2021 to review stakeholder feedback on the education framework and make its final recommendations to the Board and Industry Councils.

Management is recommending the Industry Council agree to hold an electronic vote shortly after June 17, 2021, with the purpose of recommending to the Board the Pre-Licensing Education Philosophy, the Course and Course Provider Requirements and the Examination Blueprint for the Board's special meeting on June 22, 2021.

**ACTION:** The Industry Council agreed to schedule a tentative meeting on June 18, 2021 from 2:30 to 4:00 pm to review the education framework, if needed.

## 8. Stakeholder Engagement Update

Management provided the Industry Council with an update on stakeholder engagement activities.

The Residential Industry Council Online Engagement Session held on April 26, 2021 saw 194 people registered and 108 attend.

Management discussed upcoming engagement activities, including the August issue of the Regulator, and scheduling of Broker and 20/20 Forums in September 2021.

## 9. Reporting Accepted Offers

The Industry Council discussed the reporting of accepted conditional offers.

The Industry Council agreed that a legal opinion is required to inform the Industry Council on this issue and to obtain a better understanding of what RECA's authority and role is in this area.

**ACTION:** General Counsel will retain external legal counsel to provide an opinion on this topic to be presented at the Industry Council's July 22, 2021 meeting.

## 10. Residential Measurement Standards (RMS) Review

The Industry Council discussed the RMS recommendations from the 2018 RMS Working Group and whether a new working group should be formed to review those recommendations as well as look at the status of the industry with respect to RMS.

The Chair noted he is hearing that RMS is one of the key issues that the industry would like the Industry Council to review.

**MOTION:** *The Residential Real Estate Broker Industry Council appoints Mr. Brad Kopp, in conjunction with RECA staff, to select a working group from stakeholders to review the recommendations in the May 2018 RMS Report and elicit their input on the current status of RMS and report back to Council, by December 31, 2021.*

*Bill Briggs / Carried*

## 11. Section 10

The Registrar provided a chronology of the case before them and a summary of the Industry Council's authority under Section 10 of the *Real Estate Act*. The Registrar answered the Industry Council's questions. The Chair then called for a motion on the recommendation.

**MOTION:** Pursuant to section 10 of the Real Estate Act, the Residential Real Estate Broker Industry Council directs Dreamland Homes, Azher Haleem Chaudhary and Nawab Rizvi to cease unlicensed practice in contravention of the legislation. The Industry Council will issue a written direction, under the Chair's signature, directing Dreamland Homes, Azher Haleem Chaudhary and Nawab Rizvi, to cease unlicensed practice in contravention of the legislation.

*Brad Kopp / Carried*

## 12. Complaint Trends and Outcomes

This agenda item is deferred until the next Industry Council meeting.

## 13. Election Criteria & Process

The Industry Council discussed the feedback received from the Industry Council members on the election criteria and process and instructed the Registrar to forward their recommendations to the Board.

## 14. Strategic Topic

The Industry Council discussed the 2021 Emerging Trends in Real Estate publication.

*1:23 pm Duane Monea left the meeting*

## 15. In-Camera Session with the Acting Executive Director

The Industry Council went in-camera.

The Industry Council came out of in-camera.



**16. Adjournment**

The meeting adjourned at 1:44 pm.

**17. Next Meeting(s)**

- Thursday, July 22, 2021

Approved at Calgary, Alberta on July 22, 2021

RESIDENTIAL REAL  
ESTATE BROKER &  
INDUSTRY COUNCIL

Minutes of Meeting

June 8, 2021

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**Sano Stante**  
Industry Council Chair

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**Brad Kopp**  
Industry Council Vice-Chair