

THE REAL ESTATE COUNCIL OF ALBERTA

Case Number: 011415
Process: Section 39 & 83 of the *Real Estate Act*
Industry Member: Abdul Hannan Quraishi
Authorization: Real Estate Associate
Registration: Urban Real Estate Services Ltd. o/a Urban-Realty.ca.
Currently registered with Five Star Realty Ltd. o/a Five Star Realty
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 Registrar may commence collection under Part 6 of the *Real Estate Act*.

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: Abdul Hannan Quraishi

The Registrar of the Real Estate Council of Alberta (RECA) is of the opinion you have contravened **section 17(c) of the *Real Estate Act***.

Section 17 - Licence Required

17 No person shall

- (a) trade in real estate as a real estate broker,*
- (b) deal as a mortgage broker,*
- (c) act as a property manager, or*
- (d) advertise himself or herself as, or in any way hold himself or herself out as, a mortgage broker, real estate broker or property manager*

unless that person holds the appropriate licence for that purpose issued by the Industry Council.

Particulars of the contravention(s):

1. In or around April 2021, you performed duties of a property manager without the licence to do so, contrary to section 17(c) of the *Real Estate Act*:
 - a) September 29, 2020, you entered into an agreement to manage the property located at [ADDRESS], for the owner. You were registered to Urban-Realty.ca at that time. That brokerage did not offer property managements services. You were not licensed to practice property management at that time.
 - b) April 18, 2021, you entered into an agreement to manage the property located at [ADDRESS], for the owner. You were not licensed with any brokerage at that time.

Licensees have a responsibility to ensure the services they provide are consistent with their class of licence and their brokerage's business model.

The Registrar considered the following aggravating and mitigating factors:

Aggravating Factors

- There is a need to deter this conduct as the public is at greater risk when dealing with an unlicensed individual.

Mitigating Factors

- You have since become licensed to practice property management and have joined a brokerage that practices property management. Any former individuals that you provided property management services are now clients of your current brokerage.

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], Investigator
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 March 4, 2022.

“Signature”

Charles Stevenson, Registrar
Real Estate Council of Alberta

cc [S.P], Real Estate Broker
Urban-Realty.ca

[A.G], Real Estate Broker
Five Star Realty