

THE REAL ESTATE COUNCIL OF ALBERTA

Case number: 012434.002

Process: Licence Refusal

Document: Summary

The Registrar initially granted a licence to the Applicant. Upon becoming aware and reviewing the Applicant's criminal conviction, the Registrar reconsidered the decision to grant a licence, and refused to licence the Applicant.

The Applicant's criminal conviction was an assault causing bodily harm. This conviction led to a sentence of incarceration followed by probation. The Registrar found that the Applicant committed a serious violent act upon a vulnerable domestic partner which caused bodily harm to the extent that incarceration was warranted. These actions bring the industry into disrepute. The Registrar also found that the industry would be brought into further disrepute by permitting the Applicant to be licensed while serving a sentence for a serious violent offence. The evidence and submissions provided by the Applicant were insufficient to displace this finding.

The Registrar also found that the Applicant was not of good character. The severity of the Applicant's actions demonstrated moral turpitude—that is, the conduct was contrary to community and industry standards of honesty and good morals. Insufficient time had passed since the Applicant's offending to demonstrate good character. The evidence and submissions provided by the Applicant were insufficient to displace this finding.