

March 17, 2022

To: Stefanie Rae Davidson  
Via Email:

Dear Stefanie Rae Davidson,

**RE: WITHDRAWAL APPLICATION APPROVED– s.54 REAL ESTATE ACT**

On March 17, 2022, the Mortgage Brokers Industry Council of the Real Estate Council of Alberta approved your application dated March 4, 2022, under section 54 of the *Real Estate Act* (the "Act") to permanently withdraw as a licensee under the Act, effective immediately.

As a result of a complaint, an investigation was commenced into your conduct.

The issues investigated are:

- Multiple breaches of failure to enter into a written service agreement, contrary to s. 73(1) of the *Real Est Act Rules*.
- Providing incompetent service, contrary to s. 41(b) of the *Real Est Act Rules*.
- Failure to fulfil her fiduciary obligations, contrary to s. 41(d) of the *Real Est Act Rules*.
- Multiple breaches of accepting remuneration outside of her brokerage, contrary to s. 70(1)(c) of the *Real Est Act Rules*.

You were notified this investigation was opened in accordance with Part 3 of the Act and the corresponding *Real Estate Act Rules*.

The review into these matters is complete, however, no finding of conduct deserving of sanction or a referral to a hearing has been made by the Registrar on any of them.

Section 54(4) of the Real Estate Act states the Industry Council must not approve a s.54 application "if, in the opinion of the Industry Council, allegations of fraud or criminal activity have been made against the licensee, and those allegations warrant an investigation.". At the time of your

application, based on our investigation to date, the Industry Council is satisfied there is insufficient evidence of fraud or criminal activity.

Accordingly, section 54(4) is not a barrier to the Industry Council approving this application.

Under the *Act*, the approved withdrawal application results in your lifetime prohibition as a licensee with immediate effect. It also results in the discontinuance of the aforementioned conduct proceedings.

If you have questions, please contact Charles Stevenson, Registrar.

Yours truly,

Clarence Lee, Chair  
Mortgage Brokers Industry Council  
Real Estate Council of Alberta