

THE REAL ESTATE COUNCIL OF ALBERTA

Case number: 012840
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 plead guilty to several crimes, including a serious drug trafficking charge. 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 awaiting sentencing for these crimes or while serving their sentence. 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. The applicant's character references, and history of good character is insufficient to displace this finding. Insufficient time had passed since the Applicant's offending to demonstrate current good character or good character going forward.