

## THE REAL ESTATE COUNCIL OF ALBERTA

Case number: 012497.001

Process: Licence Refusal

Document: Summary

The Registrar initially granted a licence to the Applicant. Upon becoming aware and reviewing the Applicant's recent discipline from another professional association, the Registrar reconsidered the decision to grant a licence, and refused to licence the Applicant.

The Applicant provided false and misleading information to the Registrar when applying for their licence. The Applicant did not correct this false information with the Registrar. The Applicant did not immediately notify the Registrar of the discipline and the Registrar found out about the discipline from a third party.

The Applicant engaged in significant deceptive activities within a financial industry and further provided false information to the Registrar. The Applicant thereby demonstrated a lack of trustworthiness. The public would be shocked to know that a person who has engaged in such prior conduct in a related financial industry had been granted a licence. The public deserves to have confidence that any member RECA licences is of unquestioned integrity and the applicant is not of unquestioned integrity. The Registrar therefore found that to licence the Applicant would not be in the public interest and would harm the integrity of the industry. 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 applicant denied responsibility for their prior conduct. Their conduct did not demonstrate a respect for the rule of law, honesty, or integrity. The Applicant's character references and history of good character was insufficient to displace this finding. Insufficient time had passed since the Applicant's conduct to demonstrate good character going forward.