

THE REAL ESTATE COUNCIL OF ALBERTA

Case Number: 012279  
Name on Licence: Christopher Michael Jochem  
License Type & Class: Real Estate Associate  
Brokerage Name on License: Braemore Management Ltd.  
Process: Section 39 & 83 of the *Real Estate Act*

Document: ADMINISTRATIVE PENALTY  
Penalty: \$1,000

**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* and may suspend your license under section 38.1 of the Rules.

**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: Christopher Michael Jochem**

The Registrar of the Real Estate Council of Alberta (RECA) has determined there is sufficient evidence you have contravened **section 43 (1) of the *Real Estate Act Rules***, and this is conduct deserving of sanction.

*Rule 43 – Subject to these rules, a licensee who establishes a client relationship when trading in residential real estate, engaging in property management, or when dealing in mortgages must enter into a written service agreement with that prospective client.*

## Particulars of the contravention(s):

1. In or around April 16, 2021, you failed to enter into a service agreement with your client, [B.T] contrary to section 43 (1) of the *Real Estate Act* Rules:
  - a) In April 2021 you provided property management services to client [B.T].
  - b) You discussed providing services via text message with the client.
  - c) You did not enter into a written service agreement with [B.T].

## 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: [J.C], 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 August 18, 2022.

**"Signature"**

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Charles Stevenson, Registrar  
Real Estate Council of Alberta

cc. [M.H], Real Estate Broker  
Braemore Management Ltd.