

THE REAL ESTATE COUNCIL OF ALBERTA

Case Number: 012785
Name on Licence: Gurinderjit Singh Gill
Licence Type & Class: Real Estate Associate
Brokerage Name on Licence: Polaris Realty (1995) Ltd. O/A Maxwell Polaris
Process: Section 39 & 83 of the *Real Estate Act*

Document: ADMINISTRATIVE PENALTY
Penalty: \$1,500.00

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 licence 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: Gurinderjit Singh Gill

The Registrar of the Real Estate Council of Alberta (RECA) has determined there is sufficient evidence you have contravened **section 53(c) of the *Real Estate Act* Rules** and this is conduct deserving of sanction.

Rule 53 – *A real estate associate broker and associate must:*

(c) provide to the broker in a timely manner all original documentation and copies of original documents provided to the parties or maintained by other brokerages related to a trade in real estate

Particulars of the contravention(s):

1. In or around February 2022, you failed to provide the broker all original documentation and copies of original documents provided to the parties relating to a trade in real estate, contrary to section 53(c) of the *Real Estate Act* Rules:
 - a) On February 4, 2022, you completed, on behalf of a Buyer, an Offer to Purchase for the property located at [ADDRESS]. This property was owned by you
 - b) Your brokerage had a policy that personal trades must run through the brokerage, and you must report personal trade transactions to your broker prior to an Offer to Purchase being presented.
 - c) You failed to report the personal trade to your broker and failed to turn in any documentation to the brokerage related to the personal trade.

The Registrar considered the following aggravating and mitigating factors:

Aggravating Factors

- You failed to follow your brokerage policy regarding personal trades and submitting paperwork.

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: [C.S], 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 September 8, 2022.

"Signature"

Warren Martinson, Registrar
Real Estate Council of Alberta

cc [B.T], Broker
Maxwell Polaris