

THE REAL ESTATE COUNCIL OF ALBERTA

Case Number: 012941  
Name on Licence: Roberta Ann Widdifield  
Licence Type & Class: Real Estate Associate  
Brokerage Name on Licence: Century 21 - Grande Prairie Realty Inc.  
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: Roberta Ann Widdifield**

The Registrar of the Real Estate Council of Alberta (RECA) has determined there is sufficient evidence you have contravened **section 41(b) of the *Real Estate Act* Rules** and this is conduct deserving of sanction.

Rule 41 – *Licensees must:*

*(b) provide competent service*

### Particulars of the contravention(s):

1. In or around February 2022 you failed to provide competent service, contrary to section 41(b) of the *Real Estate Act* Rules:
  - a) You booked a property inspection on behalf of your buyer clients. The inspection was to take place February 28, 2022.
  - b) You were not going to be in town on the inspection date and discussed with your broker how you should handle this situation. You were advised you needed to permission from the listing associate, in writing, indicating it was acceptable to have the inspector and buyer attend the property without your presence.
  - c) The inspector attended the property alone. Shortly after, your Buyer client attended the property and stayed with the inspector.
  - d) You did not have permission from the seller or their agent to allow the inspector and buyer to be unattended in the property. This was a failure to provide competent service.

The Registrar considered the following aggravating and mitigating factors:

#### *Aggravating Factors*

- You failed to follow your broker's instruction of getting permission in writing to have inspector unattended.

#### *Mitigating factors:*

- You admitted your error and have taken responsibility.

### 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 October 20, 2022.

**"Signature"**

Warren Martinson, Registrar  
Real Estate Council of Alberta

cc [C.S], Real Estate Broker  
Century 21- Grande Prairie Realty Inc.