

March 23, 2023

To: Tejinder Singh Gill
Via Email:

Dear Tejinder Singh Gill,

RE: WITHDRAWAL APPLICATION APPROVED– s.54 REAL ESTATE ACT

On March 14, 2023, the Residential Real Estate Broker Industry Council of the Real Estate Council of Alberta approved your application dated January 31, 2023, under section 54 of the *Real Estate Act* (the "Act") to permanently withdraw as a licensee under the Act, effective immediately.

As a result of several complaints, investigations were commenced into your conduct.

The issues investigated are:

- Participation in Fraud in connection with services by forging his client's signatures on a purchase contract, contrary to rule 42(b) of the *Real Estate Act Rules*.
- Failure to cooperate with investigators by not fully responding to their requests, contrary to s. 38(4) of the *Real Estate Act*.
- Engaging in conduct that undermines public confidence in the industry by knowingly working with unauthorized individuals providing real estate services, contrary to rule 42(g) of the *Real Estate Act Rules*.

You were notified the investigation was opened in accordance with Part 3 of the Act and the corresponding *Real Estate Act Rules*.

The review into this matter is complete, however, no finding of conduct deserving of sanction or a referral to a hearing has been made by the Registrar on any of them.

Section 54(4) of the Real Estate Act states the Industry Council must not approve a s.54 application "if, in the opinion of the Industry Council,

allegations of fraud or criminal activity have been made against the licensee, and those allegations warrant an investigation.”. At the time of your application, the investigation was complete and we do not believe any additional investigation is warranted.

Accordingly, section 54(4) is not a barrier to the Industry Council approving this application.

Under the *Act*, the approved withdrawal application results in your lifetime prohibition as a licensee with immediate effect. It also results in the discontinuance of the aforementioned conduct proceedings.

If you have questions, please contact Warren Martinson, Registrar.

Yours truly,

Sano Stante,
Residential Real Estate Broker Industry Council
Real Estate Council of Alberta