

THE REAL ESTATE COUNCIL OF ALBERTA

Case: 011601.001  
Process: A Hearing under Part 3 of the *Real Estate Act*  
Licensee: Shane Cameron Voth  
Class of License: Real Estate Associate  
Registration: EXP REALTY OF CANADA INC O/A EXP REALTY

Document: NOTICE OF HEARING

TO: Shane Cameron Voth

A hearing is set to review allegations about your conduct. Read this entire document to see what you must do.

**Hearing Information**

Date: May 11, 2023  
Time: 9:30 a.m.  
Location: Virtual Hearing  
Hearing Panel: [G.F] – Chair (Public Member)  
[W.R] – Panel Member (Licensee)  
[A.S] – Panel Member (Licensee)  
(Alternates: [K.K], [D.T] and [B.W])

Counsel for the Panel: TBD

**It is alleged that your conduct is deserving of sanction for breaching sections of the *Act* or Rules. Here are the details:**

- 1) On or about March 2021, you committed forgery in connection with the provision of services, contrary to section 42(b) of the Real Estate Act Rules:
  - a. You represented [P.N] and [B.K] (the "clients") regarding the purchase of a property and house that was under construction at [ADDRESS].
  - b. You knowingly forged the signatures of the clients on an Exclusive Buyer Representation Agreement ("ERBA").
  - c. You committed forgery so that you could be paid a commission.
  
- 2) On or about March 2022, you committed forgery in connection with the provision of services, contrary to section 42(b) of the Real Estate Act Rules:
  - a. While being investigated regarding the March 2021 forgery, you knowingly forged an AuthentiSign Signing Certificate by replacing your email address with another email address.
  - b. You committed this forgery so that you could deceive RECA investigators and avoid consequence for the March 2021 forgery.
  
- 3) On or about March 11, 28, 29 and 31, 2022, you failed to cooperate with an investigator conducting an investigation contrary to Section 38(4)(a) of the Real Estate Act:
  - a. You provided false answers and information to investigators in response to a variety of questions attempting to deceive the investigators and end an investigation into the March 2021 forgery.

## **Why You Should Attend the Hearing**

The hearing is your opportunity to respond to the allegations and state your side of the case in front of the Panel.

## **Learn About the Hearing Process**

Please read these guides on the RECA website:

- *Hearing and Appeal Practice and Procedures Guideline and*
- *Guide for How to Represent Yourself at a Real Estate Council of Alberta Hearing or Appeal Panel*

*Both are found on the RECA Website: RECA>Complaints & Discipline>Hearing Information and Procedures*

## **Virtual Hearings**

Hearings at RECA are conducted virtually. The Hearing Administrator will provide you with the Guide to Virtual Hearings and you will receive help in participating in the virtual process.

## **What You Should Bring to the Hearing**

Bring any witnesses and evidence you want the Panel to consider, with you to the hearing.

## **What Will Happen If You Don't Attend**

If you do not attend the Panel may proceed to make a decision without you.

## **What Will Happen At the Hearing**

After hearing all evidence and argument the Panel will decide whether the Executive Director has proven any of the breaches. If no breach is proven you will face no sanction.

If the Panel finds a breach is proven the Panel may do one or more of the things listed in **section 43** of the *Real Estate Act*:

- Cancel or suspend your license
- Order you to pay a fine for each breach
- Order you to pay the cost of the investigation and the hearing
- Order you to complete an education course

### **Submitting Written Arguments After the Hearing**

You can provide written arguments at the end of the hearing or after the end of the hearing

You must provide these to the **Hearings Administrator** and **Counsel for the Registrar** (contact information below) **no later than 15 days after the end of the Hearing**.

Contact the Hearing Administrator if you need more time.

### **You Can Get Legal Advice**

You may get legal advice and may be represented by legal counsel at the hearing.

If you do not have a representative please read *Information for Unrepresented Industry Members*:

<http://www.reca.ca/industry/content/publications-resources/guides.htm>.

### **If You Object to a Panel Member**

Please review who is on the Panel. If you object to any of the people being on the Panel, you must advise the Hearings Administrator **who you object to and why within 14 days** of receiving this Notice.

If you do not object to the Panel within 14 days, this Panel will conduct the hearing.

### Postponing the Hearing

If you are not available on the date set for the hearing you can apply to the Panel for a new date. Contact the lawyer for the Registrar and the Hearings Administrator as soon as possible if you need a new date.

Dated at Calgary, Alberta, on April 14, 2023.

**“Signature”**

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Warren Martinson, Registrar  
of the Real Estate Council of Alberta

### Contact Information

Hearings Administrator: Email: <a href="mailto:hearingsadmin@reca.ca">hearingsadmin@reca.ca</a> Fax: 403 228 3065 Direct: 403 685 7913 Toll Free: 1 888 425 2754 Address: Real Estate Council Suite 202, 1506 11 Avenue SW Calgary, Alberta T3C 0M9	Lawyer for the Registrar: Email: <a href="mailto:conductadmin@reca.ca">conductadmin@reca.ca</a> Fax: 403 228 3065 Direct: 403 685 7944 Toll Free: 1 888 425 2754 Address: Real Estate Council Suite 202, 1506 11 Avenue SW Calgary, Alberta T3C 0M9
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