

THE REAL ESTATE COUNCIL OF ALBERTA

Case Number: 015028
Person: Travis Peter John More
Licence Type & Class: Not licensed, previously licensed as a Condominium Management Broker with More Property Management Inc.
Process: Section 83 of the *Real Estate Act*
Document: ADMINISTRATIVE PENALTY
Penalty: \$10,000

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*.

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: Travis Peter John More

The Registrar of the Real Estate Council of Alberta (RECA) is of the opinion you have contravened **section 17(c) & (d) of the *Real Estate Act***.

Section 17 - Licence Required

17 No person shall

(a) trade in real estate as a real estate broker,

(b) deal as a mortgage broker,

(c) act as a property manager, or

(d) advertise himself or herself as, or in any way hold himself or herself out as, a mortgage broker, real estate broker or property manager

unless that person holds the appropriate licence for that purpose issued by the Industry Council.

Particulars of the contravention(s):

1. In or around October and November 2023 you advertised and offered Condominium Management services without a licence contrary to Section 17(c) & (d) of the *Real Estate Act*:
 - a) On September 30, 2023, you did not renew your license to act as a Condominium Management Broker. You also did not renew the licence of your Condominium Management Brokerage, More Property Management Inc.
 - b) During October and November 2023, you advertised condominium management services on your website that required a licence, including collecting and holding funds and arranging and supervising repairs and maintenance on behalf of a Condominium Corporation.
 - c) You have acknowledged to RECA that you are not licensed and yet you stated you are still acting as a condominium property management broker. You stated you will not cease providing services that require a licence.

You must immediately cease all activities that require a license. Further contraventions may result in fines of up to \$25,000 per offence.

The Registrar considered the following aggravating and mitigating factors:

Aggravating Factors

- Unlicensed persons who provide services that require a licence put consumers at risk. Often, unlicensed persons do not have the required education or errors and omissions insurance. There must be general deterrence of unlicensed activity.
- You were aware of the requirements to hold a license and have intentionally disregarded the law and RECA's authority.
- You have failed to cooperate with RECA's investigation.

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: [S.H], Senior 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 November 23, 2023.

"Signature"

Warren Martinson, Registrar
Real Estate Council of Alberta