

THE REAL ESTATE COUNCIL OF ALBERTA

Case Number: 014675
Name on Licence: Ehtisham Butt
Licence Type & Class: Real Estate Associate
Brokerage Name on Licence: Real Estate Professionals Inc.
Process: Section 39 & 83 of the *Real Estate Act*

Document: ADMINISTRATIVE PENALTY
Penalty: \$3000 (see Schedule 2 of the Bylaws)

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: Ehtisham Butt

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

Rule 41 – Licensees must:

(e) ensure the role of the licensee is clearly understood by their clients and third parties:

Particulars of the contravention(s):

In May 2023, you failed to ensure your role was understood by clients and third parties contrary to section 41(e) of the Rules:

- a) You were representing a buyer interested in a property.
- b) In and around May 2023, you drafted and emailed via DocuSign, a residential purchase contract directly to the sellers. You viewed the property with your client and another licensee.
- c) In and around May 2023, after the property viewing, you drafted and emailed a second residential purchase contract via DocuSign to the sellers. The second contract was for a lower amount. The sellers were provided with pictures taken at the showing to support the property needed work.
- d) In and around May 2023, you included the name of the lawyer for both the sellers and the buyers on the residential purchase contract you completed. The sellers were not aware of that lawyer, nor had they hired or communicated with the lawyer at the time.
- e) The complainants believed this to be a real estate transaction where you and another licensee were working together to sell their property. When you drafted the offer and presented it to the sellers, you did not explain what your role was in the transaction.
- f) In and around June 2023, you immediately listed and sold the property for a \$112,000.00 profit.

The Registrar considered the following aggravating and mitigating factors:

Aggravating Factors

- Consumers were confused by your actions and what your role was. Had the sellers been informed of your role, they could have made a more informed choice of how to proceed.
- You were not forthcoming during the investigation. In an interview with RECA, you stated Dhawan was not present during the showing despite evidence supporting you were both there together. You also downplayed your involvement by stating you only emailed one purchase contract to the sellers. The evidence supports you approached the sellers with two contracts, attended a showing, and organized a lawyer to represent the sellers without their knowledge.

- You have failed to take responsibility for your actions. You attempted to characterize this as a private sale and blamed the sellers for not doing their due diligence.

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: [H.C], 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 May 30, 2025.

“Signature”

Warren Martinson, Registrar
Real Estate Council of Alberta

cc. [A.F], Real Estate Broker
Real Estate Professionals Inc.