

THE REAL ESTATE COUNCIL OF ALBERTA

Case Number: MMS-04321
Name on Licence: Gordon Rae Olson
Licence Type & Class: Real Estate Broker
Brokerage Name on Licence: 1108511 Alberta Ltd. o/a Century 21 Sunnyside Realty
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: Gordon Olson

The Registrar of the Real Estate Council of Alberta (RECA) has determined there is sufficient evidence you have contravened **section 94(1) of the *Real Estate Act* Rules** and this is conduct deserving of sanction.

Rule 91 (4) – a brokerage's accounting shall be filed with the Council not later than 3 months after the end of the brokerage's fiscal year.

Particulars of the contravention(s):

1. In or around July 2025 you failed to provide your fiscal year end reports (FYE) contrary to section 94(1) of the *Real Estate Act* Rules:

- a) Your brokerage fiscal year end was March 31, 2025. Your fiscal year end reporting was due to RECA by July 2, 2025.
- b) You were sent email reminders regarding your outstanding reports. These reminders were sent July 7, 2025, July 18, 2025, July 30, 2025, August 5, 2025, August 7, 2025.
- c) RECA received your FYE reports October 2, 2025.

The Registrar considered the following aggravating and mitigating factors:

Aggravating Factors

- You were sent several reminders that your FYE reports were outstanding.

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]
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 7, 2025.

"Signature"

Warren Martinson, Registrar
Real Estate Council of Alberta