

THE REAL ESTATE COUNCIL OF ALBERTA

Process: Licence Refusal

Refusal Date: June 2025

Document: Summary

The individual applying for a licence provided false and misleading information in support of their licensing application. The applicant stated that they had never been the subject of criminal proceedings when they had a past conviction from which they had been pardoned. Additionally, the applicant disclosed a bankruptcy but failed to disclose two previous bankruptcies until they were discovered by the Registrar during the course of his review. Finally, the applicant failed to provide a sufficient explanation for the false/misleading information and expended significant effort to avoid providing additional information requested by the Registrar to support the licensing application.

The Registrar found that the Applicant was not of good character. The Applicant's actions demonstrated dishonesty and a lack of governability which led the Registrar to conclude that the Applicant cannot be relied upon to act ethically at all times and put the interest of clients and the profession above their personal interests.

The Registrar refused the licence application to protect the public interest and the integrity of the real estate profession.