

## THE REAL ESTATE COUNCIL OF ALBERTA

Process: Licence Refusal

Refusal Date: October 2025

Document: Summary

The individual applying for a brokerage licence provided false and misleading information in support of their licensing application. The applicant stated that they had never withdrawn, received a lifetime ban or had any licence, registration, or authorization suspended, cancelled or revoked by any regulatory body of any kind. The applicant had their licence cancelled by the British Columbia Financial Services Authority (BCFSA) on September 7, 2023. The applicant was also ordered to cease providing real estate services to any member of the public in BC on April 25, 2025. Additionally, the applicant failed to report these disciplinary decisions to the Registrar pursuant to section 40 of the Rules.

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.