

## THE REAL ESTATE COUNCIL OF ALBERTA

Case Number:	013895.001
Name on Licence:	Jayden Issa
Licence Sector and Class:	Not Licensed
Current Brokerage	Not Licensed
Conduct Brokerage:	Not Licensed
Process:	A Hearing under Part 3 of the <i>Real Estate Act</i>

### NOTICE OF HEARING

TO: Jayden Issa

A hearing is set for your appeal. Read this entire document to see what you must do.

#### Hearing Information

Date: November 18, 19 & 20, 2025

Time: 9:30 a.m.

Venue: Virtual Hearing

Hearing Panel: [G.F], Chair

[G.A]

[D.R]

(Alternates: [A.T], [R.D], [J.D])

Counsel to Hearing Panel: Michael E. Swanberg, Reynolds Mirth Richards &  
Farmer LLP

The Administrative Penalty issued to you is attached.

## Virtual Hearings

Hearings at RECA are conducted virtually using Microsoft Teams. The Hearing Administrator will provide you with the Guide to Virtual Hearings and you will receive assistance to participate in the virtual process.

## Why You Should Attend the Hearing

The hearing is your opportunity to respond to the allegations and state your side of the case in front of the Panel.

## Learn About the Hearing Process

Please read these guides on the RECA website

<https://www.reca.ca/complaints-discipline/hearings-information-procedures/>

- *Hearing and Appeal Practice and Procedures Guidelines and*
- *How to Represent Yourself at a Real Estate Council of Alberta Hearing or Appeal*
- *RECA Self-Represented Program*

## Before the Hearing

You will receive full disclosure of all evidence gathered by the Registrar relevant to the allegations in this Notice of Hearing for your review. This disclosure is for use in the conduct proceedings only and you may not use it for any other purpose.

You are also invited to meeting with Counsel for the Registrar prior to the hearing to consider entering agreement on non-contested matters such as:

- An admission of conduct deserving of sanction
- An agreement on facts
- An agreement on breaches
- An agreement on a finding of conduct deserving of sanction
- An agreement on sanction and/or costs.

Admissions or agreements can reduce the time and costs of the hearing.

### **What You Should Bring to the Hearing**

Bring any witnesses and evidence you want the Panel to consider, with you to the hearing.

### **What Will Happen If You Don't Attend**

If you do not attend the Panel may proceed to make a decision without you.

### **What Will Happen At the Hearing**

If the Panel finds a breach has been proven the Panel may do one or more of the things listed in **section 83.1(5)** of the *Real Estate Act*:

- Quash, vary or confirm the administrative penalty
- Order you to pay the costs of the investigation and the hearing.

### **Making Oral and Written Arguments to the Hearing Panel**

The Hearing Panel may accept oral and/or written arguments as part of the hearing. If the Hearing Panel accepts written arguments, it will set dates for the written arguments to be exchanged before accepting them.

### **You Can Get Legal Advice**

You may get legal advice and may be represented by legal counsel at the hearing. If you do not have a representative please read information for unrepresented Industry Members here:

<https://www.reca.ca/complaints-discipline/hearings-information-procedures/>

### **If You Object to a Panel Member**

Please review who is on the Panel. If you object to any of the people being on the Panel, you must advise the Hearings Administrator **who you object to and why within 14 days** of receiving this Notice. If you do not object to the Panel within 14 days, this Panel will conduct the hearing.

## Postponing the Hearing

If you are not available on the date set for the hearing you can apply to the Panel for a new date. Contact the lawyer for the Registrar and the Hearings Administrator as soon as possible if you need a new date.

Dated at Calgary, Alberta, on July 30, 2025.  
(date)

### "Signature"

Warren Martinson, Registrar  
of the Real Estate Council of Alberta

### Contact Information

Hearings Administrator:	Administrator for Counsel for the Registrar:
Email: <a href="mailto:hearingsadmin@reca.ca">hearingsadmin@reca.ca</a>	Email: <a href="mailto:conductadmin@reca.ca">conductadmin@reca.ca</a>
Fax: 403 228 3065	Fax: 403 228 3065
Direct: 403 685 7908	Direct: 403 685 7944
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