

THE REAL ESTATE COUNCIL OF ALBERTA

Case Number: 014324

Name on Licence: Dorianne Mark

Licence Sector and Class: Real Estate Associate Broker and
Condominium Management Associate Broker

Current Brokerage Grande Prairie Associates Realty Ltd. o/a
Re/Max Grande Prairie

Conduct Brokerage:

Process: A Hearing under Part 3 of the *Real Estate Act*

Document: AMENDED NOTICE OF HEARING

TO: Dorianne Mark

A complaint on this matter was refused by the Registrar pursuant to s.38.1 of the *Real Estate Act* on July 2, 2024. The complainant filed an appeal of the Registrar's decision under s.40 of the *Real Estate Act* and that appeal was reviewed by the Hearing Panel. On June 23, 2025, the Hearing Panel determined that there is sufficient evidence of conduct deserving of sanction to warrant a hearing on this matter pursuant to s.40(2) of the *Real Estate Act*.

A hearing is set to review allegations about your conduct. Read this entire document to see what you must do.

Hearing Information

Date: Tuesday & Wednesday, February 3 & 4, 2026

Time: 8:30 am

Location: Virtual Hearing

Hearing Panel: [J.G] – Chair
[J.F] – Panel Member
[C.N] – Panel Member (Licensee)

Alternates: [W.K], [L.B], [M.K])

Counsel for the Panel: Marc Matras, Gowling WLG

Particulars

A hearing panel has reviewed a complainant appeal on this matter and determined there is sufficient evidence of conduct deserving of sanction to warrant a hearing. Here are the details about what conduct is in issue and sections of the *Act* or Rules which may have been breached:

1. There is evidence that you did not provide competent service, contrary to s. 41(b) of the Real Estate Act Rules, specifically:
 - a. Concerning [UNIT 201], you were advised on August 20, 2022, that the tenant had likely "skipped" although there was a lease in place until April 2023. Partial rent was collected in June 2022, no rent for July or August 2022. The outgoing inspection was not done until October 4, 2022. Due to the late outgoing inspection and the Licensee's unawareness, the landlord lost the right to make charge backs to the tenant.
 - b. Concerning [UNIT 301], you collected no rent for the period of July through October 2022. On August 22, 2022, you were instructed to evict the tenant, but notice of the eviction was not given until September 30, 2022.
 - c. Concerning [UNIT 401], although the tenancy was covered by a lease until August 2023, you did not collect rent from November 2022 onward and this was not accurately reflected on the ledger. You suggested to that the tenant that he consider a unit in another building that you managed.
 - d. Concerning [UNIT 13], after being notified at midnight that a water line had split, you did not call or engage a plumber until morning. By failing to ensure a timely response to the flood by either having the water stopped or starting water extraction in a timely manner, damage worsened.

- e. Concerning [UNIT 103], you were not aware that a tenant had moved out June 30, 2022, and then suggested evicting them on August 20, 2022. Additionally, the June 2022 rent payment was not recorded until October 2022 without explanation.
- f. **Concerning [UNIT 103], you did not follow instructions to evict the tenant and damage to the property ensued before the eviction was given effect.**
- g. Concerning [UNIT 108], after receiving instruction to evict the tenant for long term rental arrears, you delayed until August 20, 2022, to give notice to the tenant.
- h. Concerning [UNIT 302], the tenant last used a key fob in June 2022. He was in arrears at that time, and paid no rent subsequently. Although you were informed on August 9, 2022, that the property appeared vacant and the power was turned off, on August 20, 2022, you indicated a desire to evict and appeared unaware that property was vacant. You did not attend to cleaning the property until December 2022, and as a result, the opportunity to charge this expense back to the tenant was lost. Without authority from the owner, you then rented the unit as furnished using property left by the outgoing tenant.
- i. Concerning [UNIT 308], on August 3, 2022, the owner informed you that it had received rent from the tenant on June 21, 2022. You did not post it to the ledger until October 4, 2022, and this was not timely.
- j. Concerning [UNIT 102], although the tenant, who received a partial subsidy, paid no rent for three months, you appeared not to notice. By failing to take steps to evict the tenant, you allowed the rental arrears to accumulate.
- k. Concerning [UNIT 207], when the tenant vacated the unit August 31, 2022, you paid out the damage deposit and without explanation failed to have the unit cleaned until December 16, 2022. As a result of the delay, the owner could not charge the expense back to the tenant.

- l. Concerning [UNIT 303], on August 22, 2022, you were instructed to evict the tenant for non-payment of rent and failed to issue the eviction notice until October 5, 2022, by which time arrears had accumulated for 4 months.
- m. Concerning [UNIT 305] you were instructed on August 22, 2022, to evict the tenant for non-payment of rent and you failed to give notice.
- n. Concerning [UNIT 307], you failed to act on the eviction notice given to the tenant on June 7, 2022, and rental arrears continued to accumulate.

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:

- *Hearing and Appeal Practice and Procedures Guideline and*
- *Guide for How to Represent Yourself at a Real Estate Council of Alberta Hearing or Appeal Panel*

Both are found on the RECA Website: RECA>Complaints & Discipline>Hearing Information and Procedures

Virtual Hearings

Hearings at RECA are conducted virtually. The Hearing Administrator will provide you with the Guide to Virtual Hearings and you will receive help in participating in the virtual process.

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

After hearing all evidence and argument, the Panel will decide whether there is conduct deserving of sanction, based on the evidence heard at the hearing. If no conduct deserving of sanction is proven, you will face no sanction.

If the Panel finds there is conduct deserving of sanction, the Panel may do one or more of the things listed in **section 43** of the *Real Estate Act*:

- Cancel or suspend your license
- Order you to pay a fine for each breach
- Order you to pay the cost of the investigation and the hearing
- Order you to complete an education course

Submitting Written Arguments After the Hearing

You can provide written arguments at the end of the hearing or after the end of the hearing

You must provide these to the **Hearings Administrator** and **the lawyer for the Registrar** (contact information below) **no later than 15 days after the end of the Hearing**.

Contact the Hearing Administrator if you need more time.

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 *Guide for "How to Represent Yourself at a Real Estate Council of Alberta Hearing or Appeal"*.

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 January 30, 2026.

(date)

"Signature"

[J.A.],

Complainant Appeal Hearing Panel Chair

Contact Information

Hearings Administrator: Email: hearingsadmin@reca.ca Fax: 403 228 3065 Direct: 403 685 7913 Toll Free: 1 888 425 2754 Address: Real Estate Council of Alberta Suite 202, 1506 11 Avenue SW Calgary, Alberta T3C 0M9	Lawyer for the Registrar: Email: conductadmin@reca.ca Fax: 403 228 3065 Direct: 403 685 7944 Toll Free: 1 888 425 2754 Address: Real Estate Council of Alberta Suite 202, 1506 11 Avenue SW Calgary, Alberta T3C 0M9
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