

## THE REAL ESTATE COUNCIL OF ALBERTA

Case Number: 015717  
Name on Licence: Weiping (Gloria) Sun  
Licence Sector and Class: Real Estate Associate  
Current Brokerage: Home Care Realty Ltd.  
Conduct Brokerage:  
Process: A Hearing under Part 3 of the *Real Estate Act*

Document: NOTICE OF HEARING

TO: Weiping (Gloria) Sun

A complaint on this matter was refused by the Registrar pursuant to s.38.1 of the *Real Estate Act* on March 10, 2025. 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 August 6 and 18, 2025. On September 12, 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, March 3, 2026

Time: 9:30 a.m.

Location: Virtual Hearing

Hearing Panel:	[R.M]	Chair
	[J.L]	Panel Member
	[H.P]	Panel Member

(Alternates: [A.T], [R.R], [W.R])

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:

On May 12, 2023, your Brokerage entered into an Exclusive Buyer Representation Agreement with [LC], naming you as the designated agent. On May 11, 2023, you prepared and submitted an unconditional offer on behalf of [LC] for [PROPERTY A]. [Property A]. [LC] was neither a Canadian citizen nor a permanent resident of Canada at the relevant time.

1. There is evidence that, between May 1, 2023 and May 11, 2023, you breached section 43(1) of the *Real Estate Act* Rules when you did not enter into a written service agreement with [LC] having established a client relationship when trading in residential real estate, specifically,
  - a. you assisted [LC] in making an offer on Property A without entering into a written service agreement.
2. There is evidence that, between May 1, 2023 and May 12, 2023, you did not provide competent service, contrary to section 41(b) of the *Real Estate Act* Rules when you;
  - a. failed to properly verify [LC]'s work permit, as required by your Broker's policy, to ensure [LC] was eligible to purchase a residential property in Canada, pursuant to the *Prohibition on the Purchase of Residential Property by Non-Canadians Act*, S.C. 2022, c. 10, s. 235.

## 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"*.

[Self-Represented Program | RECA](#)

### **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 6 day of January, 2026.

**"Signature"**

[J.G],

Complainant Appeal Hearing Panel Chair

Contact Information:

<b>Hearings Administrator:</b> Email: <a href="mailto:hearingsadmin@reca.ca">hearingsadmin@reca.ca</a> 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	<b>Lawyer for the Registrar:</b> Email: <a href="mailto:conductadmin@reca.ca">conductadmin@reca.ca</a> 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
--	--