

THE REAL ESTATE COUNCIL OF ALBERTA

Case Number: 014675
Name on Licence: Ehtisham Butt
Licence Sector and Class: Real Estate Associate
Current Brokerage: Real Estate Professionals Inc.
Conduct Brokerage: Real Estate Professionals Inc.
Process: A Hearing under Part 3 of the *Real Estate Act*

NOTICE OF HEARING

TO: Ehtisham Butt

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

Hearing Information

Date: Wednesday & Thursday, February 18 & 19, 2025
Time: 9:30 a.m.
Venue: Virtual Hearing
Hearing Panel: [J.G]
[P.G]
[B.R]
(Alternates: [G.F], [C.R], [A.S])

Independent Legal Counsel: Shanna Hunka from Bishop & McKenzie 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

Pursuant to **section 41(4)** of the *Real Estate Act*, if you don't attend the hearing, the Panel may: (i) proceed with the hearing in your absence; or (ii) dismiss or reschedule the hearing.

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 January 7, 2026
(date)

"Signature"

Warren Martinson, Registrar
of the Real Estate Council of Alberta

Contact Information

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

THE REAL ESTATE COUNCIL OF ALBERTA

Case Number: 014675
Name on Licence: Ehtisham Butt
Licence Type & Class: Real Estate Associate
Brokerage Name on Licence: Real Estate Professionals Inc.
Process: Section 39 & 83 of the *Real Estate Act*

Document: ADMINISTRATIVE PENALTY
Penalty: \$3000 (see Schedule 2 of the Bylaws)

Payment

This Penalty must be paid **within 30 days** of the date this Notice was issued.

If you fail to pay the Penalty the Registrar may commence collection under Part 6 of the *Real Estate Act* and may suspend your licence under section 38.1 of the Rules.

If you pay the Penalty

- You will have satisfied the Administrative Penalty and no further proceedings under Part 6 will be taken against you.
- You cannot be charged under the *Real Estate Act* with an offence for the contravention(s) in this Administrative Penalty.

TO: Ehtisham Butt

The Registrar of the Real Estate Council of Alberta (RECA) has determined there is sufficient evidence you have contravened **section 41 (e) of the *Real Estate Act Rules***, and this is conduct deserving of sanction.

Rule 41 – Licensees must:

(e) ensure the role of the licensee is clearly understood by their clients and third parties:

Particulars of the contravention(s):

In May 2023, you failed to ensure your role was understood by clients and third parties contrary to section 41(e) of the Rules:

- a) You were representing a buyer interested in a property.
- b) In and around May 2023, you drafted and emailed via DocuSign, a residential purchase contract directly to the sellers. You viewed the property with your client and another licensee.
- c) In and around May 2023, after the property viewing, you drafted and emailed a second residential purchase contract via DocuSign to the sellers. The second contract was for a lower amount. The sellers were provided with pictures taken at the showing to support the property needed work.
- d) In and around May 2023, you included the name of the lawyer for both the sellers and the buyers on the residential purchase contract you completed. The sellers were not aware of that lawyer, nor had they hired or communicated with the lawyer at the time.
- e) The complainants believed this to be a real estate transaction where you and another licensee were working together to sell their property. When you drafted the offer and presented it to the sellers, you did not explain what your role was in the transaction.
- f) In and around June 2023, you immediately listed and sold the property for a \$112,000.00 profit.

The Registrar considered the following aggravating and mitigating factors:

Aggravating Factors

- Consumers were confused by your actions and what your role was. Had the sellers been informed of your role, they could have made a more informed choice of how to proceed.
- You were not forthcoming during the investigation. In an interview with RECA, you stated Dhawan was not present during the showing despite evidence supporting you were both there together. You also downplayed your involvement by stating you only emailed one purchase contract to the sellers. The evidence supports you approached the sellers with two contracts, attended a showing, and organized a lawyer to represent the sellers without their knowledge.

- You have failed to take responsibility for your actions. You attempted to characterize this as a private sale and blamed the sellers for not doing their due diligence.

Appeal

You have the right to appeal this Administrative Penalty to a Hearing Panel. See **section 83.1 of the *Real Estate Act*** for what you must do to appeal.

In an appeal you will be given a full opportunity consistent with procedural fairness and natural justice to present evidence before the Hearing Panel in relation to the contraventions alleged.

Your written notice of appeal must comply with section 83.1 and must be received by the Registrar **within 30 days** of you receiving this Administrative Penalty.

If you appeal, payment of the Penalty will not be required until an order to pay a penalty is issued by the Hearing Panel. If you have any questions regarding particulars or the appeal process, please contact:

Name: [H.C], Senior Investigator
Email: [EMAIL]
Phone: 403.228.2954; Toll Free: 1.888.425.2754
Fax: 403.228.3065
Address: Real Estate Council of Alberta
Suite 202, 1506 11 Avenue SW
Calgary, Alberta, T3C 0M9

Issued at Calgary, Alberta, on May 30, 2025.

"Signature"

Warren Martinson, Registrar
Real Estate Council of Alberta

cc. [A.F], Real Estate Broker
Real Estate Professionals Inc.