

THE REAL ESTATE COUNCIL OF ALBERTA

Process: Section 34 Rules - Licence Refusal

Document: Summary

A former licensee sought reinstatement of their real estate licence after criminal charges were laid arising from communications with an individual represented to be underage. Although all charges were subsequently withdrawn and no criminal conviction resulted, the applicant admitted that after being advised the individual was purportedly 15 years old, they continued communicating with the individual and ultimately attended the meeting location rather than disengaging and reporting the matter to police. Throughout the review, the applicant acknowledged that these decisions reflected poor judgment and that they should have contacted law enforcement rather than becoming personally involved.

The Registrar found that the applicant was not of good character. The applicant's actions demonstrated significant concerns regarding judgment, professionalism, and personal boundaries. The nature of the conduct raised serious concerns regarding the applicant's ability to exercise appropriate judgment in high-risk situations and act in a manner consistent with societal expectations of a regulated professional. The review also led the Registrar to conclude that the applicant had not demonstrated sufficient rehabilitation or meaningful remediation of the judgment concerns identified during the review.

The Registrar refused the licence application to protect the public interest and the integrity of the real estate profession.