

THE REAL ESTATE COUNCIL OF ALBERTA

Process: Section 34 Rules - Licence Refusal

Document: Summary

The Registrar revoked the prior issuance of a licence under section 34(1)(d) of the Real Estate Act Rules after determining that it would not be in the public interest and would harm the integrity of the real estate industry to allow the licensee to remain licensed following the licensee's disclosure of ongoing criminal proceedings, including charges of assault and sexual assault arising from alleged conduct that occurred while the applicant was actively licensed. While no findings were made regarding the licensee's guilt or innocence, the Registrar considered the serious nature of the allegations, their unresolved status before the courts, and the heightened reputational risk given the conduct allegedly occurred during licensure. The Registrar concluded that a reasonable and informed member of the public would question the integrity of the industry if the applicant were to remain licensed under these circumstances. As a result, the application was refused to protect the public interest and maintain confidence in the real estate profession.