

## THE REAL ESTATE COUNCIL OF ALBERTA

**Process:** Section 34 Rules - Licence Refusal

**Document:** Summary

The Registrar refused the applicant's licence under sections 34(1)(a), (d), and (e) of the Real Estate Act Rules after determining that the applicant provided false and misleading information by failing to disclose an active criminal charge during the licence application process. Despite acknowledging awareness of the charge, the applicant chose not to report it, demonstrating a lack of honesty and candour required for licensure. The Registrar further concluded that issuing a licence would not be in the public interest, given the unresolved criminal matter, the applicant's failure to meet disclosure obligations, and concerns about their judgment and professionalism. As a result, the applicant was found to be not suitable for licensing, and the application was refused to protect the public and uphold confidence in the real estate profession.