

THE REAL ESTATE COUNCIL OF ALBERTA

Case Number: MMS - 01515
Name on Licence: Daren Gull
Licence Sector and Class: Real Estate Associate
Current Brokerage: Unlicensed
Conduct Brokerage: Real Broker AB Ltd. o/a Real Broker
Process: A Hearing under Part 3 of the *Real Estate Act*

NOTICE OF HEARING

TO: DAREN GULL

A hearing is set to review allegations about your conduct. Read this entire document to see what you must do.

Hearing Information

Date: Monday, July 13, 2026 to Wednesday, July 15, 2026
Time: 9:30 a.m.
Venue: Virtual Hearing
Hearing Panel: [J.G]
[W.R]
[B.W]
(Alternates: [J.A], [L.B], [A.S])

Counsel to the Panel: Shanna Hunka, Bishop & McKenzie LLP

It is alleged that your conduct is deserving of sanction for breaching sections of the *Real Estate Act* or Rules. Here are the details:

1. Between April 12, 2023 and February 6, 2024, Mr. Gull failed to act honestly in connection with the provision of services contrary to section 41(a) of the *Real Estate Act Rules*:

- a. Mr. Gull issued an invoice to a client from Gull Business Marketing Consulting for 100 hours of Business Consultation totaling \$10,000 for work that had not been agreed to nor performed.
2. Between April 12, 2023 and February 6, 2024, Mr. Gull failed to provide competent service and failed to obey all lawful instructions of his client in connection with the provision of services under a sole agency relationship contrary to sections 41(b) and 57(d) of the *Real Estate Act Rules*:
 - a. Mr. Gull failed to put up on signage on the Property indicating it was for sale despite his client's request for him to do so.
 - b. Mr. Gull failed to have a representative attend all showings on the Property despite his client's request for him to do so.
 - c. Mr. Gull failed to increase the list price for the Property despite his client's request for him to do so.
3. Between April 12, 2023 and February 6, 2024, Mr. Gull made representations that mislead or deceive in connection with the provision of services contrary to section 42(a) of the *Real Estate Act Rules*:
 - a. Mr. Gull knowingly made false representations to a client that he was a partner and part owner of [BROKERAGE].
 - b. Mr. Gull knowingly made false representations to a client that he could enter into an Investment Loan Agreement on behalf of [BROKERAGE].
 - c. Mr. Gull created an Investment Loan Agreement between him as Daren Gull O/A [BROKERAGE] with a client that offered and incremental investment in [BROKERAGE] with a 25% return on investment.
 - d. Mr. Gull's representations to the client and in the Investment Loan Agreement were false and had the effect of misleading the client into believing he was investing in a real estate company.
 - e. At no time was Mr. Gull a partner or part owner of [BROKERAGE] nor did he have the authority to enter into the Investment Loan Agreement on behalf of [BROKERAGE].

4. Between April 12, 2023 and February 6, 2024, Mr. Gull participated in fraudulent activities in connection with the provision of services contrary to section 42(b) of the *Real Estate Act Rules*:
 - a. Mr. Gull created a false Investment Loan Agreement between him as Daren Gull O/A [BROKERAGE] with a client that offered and incremental investment in [BROKERAGE] with a 25% return on investment.
 - b. Mr. Gull knew he did not have the authority to offer an investment in [BROKERAGE] and requested the funds knowing he would not use them for the purposed of investing in [BROKERAGE].
 - c. The client provided \$10,000 to Mr. Gull with the belief that he was investing in a real estate company.
 - d. Mr. Gull did not invest the \$10,000 into [BROKERAGE].
5. Between April 12, 2023 and February 6, 2024, Mr. Gull engaged in conduct that undermines public confidence in the industry, harms the integrity of the industry, or brings the industry into disrepute in connection with the provision of services contrary to section 42(g) of the *Real Estate Act Rules*:
 - a. Mr. Gull repeatedly requested to borrow money from his client, using a reduction of his potential commission as inducement.
 - b. Mr. Gull repeatedly offered additional reduction of his potential commission as options for repaying the \$10,000 owed.
 - c. Mr. Gull repeatedly offered other services to his client in exchange for not having to repay the \$10,000 owed, including, but not limited to, living on the Property and providing management services, providing research or marketing consultation services, and selling the client's vehicles.
 - d. Mr. Gull failed or refused to repay the \$10,000 owed to his client despite multiple requests to do so until after the Complaint and investigation commenced and has continued to fail or refuse to repay the interest.
 - e. Mr. Gull failed to complete the proper documentation and agreements required to enter into listing relationship with clients

or to terminate the listing, and failed to provide the proper documentation to his client.

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

- *Hearing and Appeal Practice and Procedures Guidelines PART 12*

<https://www.reca.ca/wp-content/uploads/Hearing-and-Appeal-Practice-and-Procedures-1.pdf>

- *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 meet 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

After hearing all the evidence and arguments, the Panel will decide whether the Registrar

has proven any of the breaches. If no breach is proven you will face no sanction.

If the Panel finds a breach is proven the Panel may do one or more of the things listed in **section 43** of the *Real Estate Act*, including but not limited to:

- Cancel or suspend your licence
- Impose any conditions or restrictions on you or on your business
- Prohibit you from applying for a new license for a specified period of time or until one or more conditions are fulfilled
- Order you to pay a fine for each finding of conduct deserving of sanction
- Order you to pay the cost of the investigation and the hearing
- Order you to complete an education course.

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:

This is under the **Resources** menu -> **Hearings Information and Procedures:**

<https://www.reca.ca/wp-content/uploads/Discipline-Publication-Guidelines.pdf>

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 May 26, 2026.
(date)

"Signature"

Warren Martinson, Registrar
of the Real Estate Council of Alberta

Contact Information

Hearings Administrator: Email: hearingsadmin@reca.ca Fax: 403 228 3065 Direct: 403 685 7908 Toll Free: 1 888 425 2754 Address: Real Estate Council of Alberta Suite 202, 1506 11 Avenue SW Calgary, Alberta T3C 0M9	Administrator for Counsel for the Registrar: Email: conductadmin@reca.ca 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
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