

THE REAL ESTATE COUNCIL OF ALBERTA

Process: Suitability review

Document: Summary

An individual with an extensive criminal history requested the registrar's opinion on whether they are suitable for licensing. After reviewing the individual's criminal record, the registrar found the applicant to not be suitable for licensing given the individual's history of multiple criminal convictions over a long period, including offences involving theft, threats, assaults, obstruction, possession of stolen property, failures to appear, and repeated breaches of court orders, as well as a drug-trafficking conviction. While the applicant described recent efforts to improve their life, the Registrar concluded those efforts do not yet sufficiently address concerns about judgment, respect for the rule of law, and whether the applicant can be effectively regulated ("governability"). The letter indicates that time since the most recent conviction is not enough on its own given the overall pattern and seriousness.