

THE REAL ESTATE COUNCIL OF ALBERTA

Case Number: MMS-03550
Name on Licence: Saeed Ahmad Yar
Licence Sector and Class: Real Estate Associate
Current Brokerage: Excellence Real Estate Edmonton Ltd. O/A
Re/Max Excellence
Conduct Brokerage: Excellence Real Estate Edmonton Ltd. O/A
Re/Max Excellence
Process: A Hearing under Part 3 of the *Real Estate Act*

NOTICE OF HEARING

TO: Saeed Ahmad Yar

A hearing is set for your appeal. Read this entire document to see what you must do.

Hearing Information

Date: Monday October 19, 2026
Time: 9:30 a.m.
Venue: Virtual Hearing
Hearing Panel: [G.F]
[H.P]
[R.R]
(Alternates: [A.T], [W.R], [A.S])

Independent Legal Counsel: Caitlin Milne – Gowling WLG

The Administrative Penalty issued to you is attached.

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 and;* [Hearing-and-Appeal-Practice-and-Procedures-1.pdf](#)
- *How to Represent Yourself at a Real Estate Council of Alberta Hearing or Appeal* [Guide-for-How-to-represent-Yourself-at-a-Hearing-or-Appeal.pdf](#)

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 meeting 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

If you do not attend the Panel may proceed to make a decision without you.

What Will Happen At the Hearing

If the Panel finds a breach has been proven the Panel may do one or more of the things listed in **section 83.1(5)** of the *Real Estate Act*:

- Quash, vary or confirm the administrative penalty
- Order you to pay the costs of the investigation and the hearing.

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 Licensees here: [Guide-for-How-to-represent-Yourself-at-a-Hearing-or-Appeal.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 September 14, 2026.

"Signature"

Warren Martinson, Registrar
of the Real Estate Council of Alberta

Contact Information

Hearings Administrator:	Administrator for Counsel for the Registrar:
Email: hearingsadmin@reca.ca	Email: conductadmin@reca.ca
Fax: 403 228 3065	Fax: 403 228 3065
Direct: 403 685 7913	Direct: 403 685 7944
Toll Free: 1 888 425 2754	Toll Free: 1 888 425 2754
Address: Real Estate Council of Alberta Suite 202, 1506 11 Avenue SW Calgary, Alberta T3C 0M9	Address: Real Estate Council of Alberta Suite 202, 1506 11 Avenue SW Calgary, Alberta T3C 0M9

THE REAL ESTATE COUNCIL OF ALBERTA

Case Number: MMS-03550
Name on Licence: Saeed Ahmad Yar
Licence Type & Class: Real Estate Associate
Brokerage Name on Licence: Excellence Real Estate Edmonton Ltd. o/a Re/Max
Excellence
Process: Section 39 & 83 of the *Real Estate Act*

Document: ADMINISTRATIVE PENALTY
Penalty: \$3,000.00

Payment

This Penalty must be paid **within 30 days** of the date this Notice was issued.

If you fail to pay the Penalty the Registrar may commence collection under Part 6 of the *Real Estate Act* and may suspend your licence under section 38.1 of the Rules.

If you pay the Penalty

- You will have satisfied the Administrative Penalty and no further proceedings under Part 6 will be taken against you.
- You cannot be charged under the *Real Estate Act* with an offence for the contravention(s) in this Administrative Penalty.

TO: Saeed Yar

The Registrar of the Real Estate Council of Alberta (RECA) has determined there is sufficient evidence you have contravened **section 41(b) of the *Real Estate Act* Rules** and this is conduct deserving of sanction.

Rule 41– Licensees must:

(b) provide competent service

Particulars of the contravention(s):

1. In or around November 2024 you failed to provide competent service, contrary to section 41(b) of the *Real Estate Act* Rules:
 - a) November 9, 2024, you had permission to bring your Buyer clients for a viewing of the property located at [ADDRESS]. This was a second viewing

for the wife but the husband had not yet viewed it. You stated only these two people were to attend the property with you.

- b) There were protocols in place for the viewing. Masks and gloves were required due to a tenant residing in the property who was preparing for surgery.
- c) You were unable to attend the viewing due to personal circumstances. You allowed your clients to attend on their own. You failed to advise the listing associate that you were not able to attend and failed to make arrangements for another associate to attend with your clients.
- d) Your clients entered the property using the door code. There were nine people who attended the property with them, without permission.
- e) Video footage shows the people in attendance did not wear masks, and no one was seen wearing gloves.
- f) Upon returning to the property, the front door was found unlocked and the back door was wide open.
- g) When you were confronted with this by the listing associate, you stated you were surprised and stated you took every precaution to ensure the property was secured. You also stated you were all wearing masks. This suggests you were in attendance at the property.

The Registrar considered the following aggravating and mitigating factors:

Aggravating Factors

- Your clients accessed the property via a code that was not permitted to be shared.
- You were initially not truthful about not attending the property.
- Your clients did not follow protocols which could be a health risk to the tenant.
- The property was not secured which could have caused severe problems.

Appeal

You have the right to appeal this Administrative Penalty to a Hearing Panel. See **section 83.1 of the *Real Estate Act*** for what you must do to appeal.

In an appeal you will be given a full opportunity consistent with procedural fairness and natural justice to present evidence before the Hearing Panel in relation to the contraventions alleged.

Your written notice of appeal must comply with section 83.1 and must be received by the Registrar **within 30 days** of you receiving this Administrative Penalty.

If you appeal, payment of the Penalty will not be required until an order to pay a penalty is issued by the Hearing Panel. If you have any questions regarding particulars or the appeal process, please contact:

Name: [C.S]
Email: [EMAIL]
Phone: 403.228.2954; Toll Free: 1.888.425.2754
Fax: 403.228.3065
Address: Real Estate Council of Alberta
Suite 202, 1506 11 Avenue SW
Calgary, Alberta, T3C 0M9

Issued at Calgary, Alberta, on July 18, 2025.

"Signature"

Warren Martinson, Registrar
Real Estate Council of Alberta

Cc [D.P], Real Estate Broker
Re/Max Excellence