



November 24, 2010

Private & Confidential

LETTER OF REPRIMAND

In accordance with s. 39 of the *Real Estate Act*, R.S.A. 2000 c. R-5 (the “**Act**”), the Executive Director of the Real Estate Council of Alberta has determined that there is sufficient evidence of conduct deserving of sanction in regard to you, [(‘the Industry Member’)], mortgage broker, registered to deal in mortgages with [(‘the Brokerage’)], at all material times, to issue a letter of reprimand. The evidence giving rise to the Executive Director’s decision is as follows:

In or around February, 2008, C.S. contacted you and requested that you help her with some mortgage work. C.S. was not licensed to deal in mortgages at that time. C.S. first became authorized to deal in mortgages on or about November 18, 2008 with [(‘Brokerage B’)].

Between February and April 2008, C.S. dealt in mortgages and/or held herself out as a licensed mortgage associate. Between February and April, 2008, you communicated with C.S. in relation to mortgage deals and provided her with advice on at least four specific mortgage deals she was working on. At no time did you confirm whether C.S. was authorized to deal in mortgages prior to providing her with advice on the aforementioned mortgage deals.

The Executive Director believes this conduct is in contravention of section 67(1)(e) of the Rules made pursuant to the Act which provides:

67(1) A mortgage broker must:

- (e) ensure the business of the brokerage is carried out competently and in accordance with the Act, the Bylaws, and these Rules;

The Executive Director believes this matter may be dealt with by way of this Letter of Reprimand.

You may appeal this decision in accordance with s. 40.1(2) of the *Real Estate Act*. If you intend to do so, you must provide written notice within 30 days of receipt of this communication. You will be given a full opportunity consistent with procedural fairness and natural justice to present evidence before the Hearing Panel and make representations in relation to the contravention.



If you have any questions in regard to this Letter of Reprimand, please contact Victoria Woodworth-Lynas, Case Presenter at the Real Estate Council of Alberta.

REAL ESTATE COUNCIL OF ALBERTA

Per:

Bob Myroniuk
Executive Director