

THE REAL ESTATE COUNCIL OF ALBERTA

Case Number: 011034
Name on Licence: Reetam Chowdhury
Licence Type & Class: Real Estate Associate
Brokerage: Noralta Real Estate Inc. O/A Royal LePage Noralta
Real Estate at time of conduct; currently with
Century 21 All Stars Realty Ltd.
Process: Section 39 & 83 of the *Real Estate Act*
Document: ADMINISTRATIVE PENALTY
Penalty: \$1000 (see Schedule 2 of the Bylaws)

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: Reetam Chowdhury

The Registrar of the Real Estate Council of Alberta (RECA) has determined there is sufficient evidence you have contravened **section 40(1)(b) of the *Real Estate Act* Rules** and this is conduct deserving of sanction.

Rule at time of conduct

40(1) *An industry member must immediately notify, in writing, the executive director when:*

(b) the industry member is disciplined by any real estate board, real estate association, mortgage broker association, appraiser association, or any professional, occupational or regulatory body.

Particulars of the contravention(s):

1. In or around July 2020 you failed to immediately notify, in writing, the executive director when you were disciplined contrary to section 40(1)(b) of the *Real Estate Act* Rules:
 - a) On July 2020 you were disciplined by a real estate association. You failed to immediately notify the Executive Director of this discipline.
 - b) In October 2020, there was an Appeal hearing conducted in which the amount of discipline was appealed. As a result of the hearing the fine was reduced from \$8000 to \$4500.
 - c) You received notification of the outcome of the hearing panel in a letter from the real estate association dated October 5, 2020. The letter reminded you of your obligation to notify RECA under the legislation. At this point, you still failed to notify the Executive Director of this discipline.
 - d) On December 9, 2020 you provided written notification to RECA of this discipline.

RECA's mandate includes consumer protection. RECA reviews certain events that may affect a licensee's suitability for licensing and the public's perception of the industry. You must immediately notify the registrar in writing when any event listed under section 40(1) of the Rules occurs.

The Registrar considered the following aggravating and mitigating factors:

Aggravating Factors

- You were specifically alerted to your obligation to report the discipline to RECA in October 2020, but failed to do so until December 2020.

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: [S.H], Sr. Professional Conduct Review Officer
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 November 25, 2021.

"Signature"

Charles Stevenson, Registrar
Real Estate Council of Alberta