

THE REAL ESTATE COUNCIL OF ALBERTA

Case Number: 012075
Name on Licence: Vincent Robert Proseilo
Licence Type & Class: Mortgage Broker
Brokerage Name on Licence: Terrafund Financial Inc.
Process: Section 39 of the Real Estate Act

Document: LETTER OF REPRIMAND

TO: Vincent Robert Proseilo

The Registrar of the Real Estate Council of Alberta (RECA) has determined there is sufficient evidence you have contravened **section 32(d) of the *Real Estate Act Rules*** and this is conduct deserving of sanction.

Rule 32 A brokerage must immediately notify the registrar in writing of:

(d) a change in the address of the brokerage's registered business office.

Particulars of the contravention(s):

1. In or around February 2021, you failed to immediately notify the registrar in writing of a change in the address of the brokerage's registered business office, contrary to section 32(d) of the *Real Estate Act Rules*:
 - a) On February 1, 2021, you changed your registered address of your affiliated Alberta office. You were the broker at the time and were responsible for ensuring the brokerage met its notification obligations.
 - b) You reported this change on September 13, 2021. This was a failure to immediately notify the registrar of the changes.

Mortgage brokers are expected to understand their obligations under Section 32 of the *Real Estate Act Rules*. The obligation to notify the registrar regarding a change of registered brokerage address was triggered when the address change had effectively occurred.

The Registrar will issue a more severe sanction for further similar instances of this conduct.

Appeal

You have the right to appeal this Letter of Reprimand to a Hearing Panel under **section 40.1(2) of the *Real Estate Act***. Please refer to Guides on RECA's website for more information on the appeal process.

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 be received by the Registrar **within 30 days** of you receiving this Letter of Reprimand. If you have any questions regarding particulars or the appeal process, please contact:

Name: [C.S], 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 15, 2021.

"Signature"

Charles Stevenson, Registrar
Real Estate Council of Alberta