

**REAL ESTATE COUNCIL OF ALBERTA**  
**NOTICE OF ADMINISTRATIVE PENALTY**

To:           Sehim Ergil, Broker  
              Henderson & Butt Appraisal Consultants  
              1062 156 St., Ste. 205  
              Edmonton, AB T5P 4M8

In accordance with section 83 and the Bylaws of the *Real Estate Act* (RSA 2000 c R-5, hereinafter the "**Act**"), the Executive Director of the Real Estate Council of Alberta is of the opinion that Sehim Ergil (hereafter "**Ergil**") contravened s.17(c) of the Act and hereby assesses an Administrative Penalty in the amount of **\$1000.00**. The evidence giving rise to the Executive Director's decision is as follows:

Between October 1, 2006 and January 15, 2007, you acted as a licensed real estate appraiser. You conducted twenty-four reserve fund studies. During this period, you were not licensed as a real estate appraiser and as such, you were not authorized to act as a real estate appraiser and conduct reserve fund studies.

The Executive Director believes that the above noted conduct is in violation of section 17(c) of the Real Estate Act which sets out that:

17       No person shall

          (c)       act as a real estate appraiser,...

          unless that person holds the appropriate authorization for that purpose issued by the Council.

In accordance with section 83 of the Act and Part 5 of the Act's Bylaws, the Executive Director hereby assesses an Administrative Penalty in the amount of **\$1000.00**.

Payment of this Administrative Penalty shall be accepted by the Executive Director as complete satisfaction of the amount of the penalty and no further proceedings under Part 6 of the Act will be taken against you in respect of the contravention. A person who pays an Administrative Penalty may not be charged under the Act with an offence in respect of those contraventions.

This sum of **\$1000.00** is payable to the Real Estate Council of Alberta within thirty (30) days of the date of issuance of this Notice of Administrative Penalty. If you fail to pay the amount set out in this notice, the Executive Director may commence legal action against you to recover the amount owing in respect of the Administrative Penalty as a debt due to the Real Estate Council of Alberta.

If you dispute this Notice of Administrative Penalty, in accordance with section 36 of the Bylaws, you may appeal it to a Hearing Panel. 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 Notice of Administrative Penalty, please contact Aruna Marathe, Conduct Enforcement Counsel, at the Real Estate Council of Alberta.

DATED this 8<sup>th</sup> day of November 2007.

**REAL ESTATE COUNCIL OF ALBERTA**

Per: "Bob Myroniuk"  
Bob Myroniuk  
Executive Director