

REAL ESTATE COUNCIL OF ALBERTA
NOTICE OF ADMINISTRATIVE PENALTY

To: Patrick O'Donnell, Broker
Classic Real Estate Ltd.
o/a Realty World Classic
618, 8600 Franklin Avenue
Fort McMurray, Alberta
T9H 4G8

In accordance with s. 39 and s. 82 of the Real Estate Act and the Bylaws of the Real Estate 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 Patrick O'Donnell, Broker with Classic Real Estate Ltd., o/a Realty World Classic to assess an Administrative Penalty. The evidence giving rise to the Executive Director's decision is as follows:

That from January 11, 1999 to March 2, 1999, Patrick O'Donnell employed R.K. as a real estate salesperson to trade in real estate. During this time, R.K. was not authorized to trade in real estate by the Real Estate Council of Alberta.

The Executive Director believes this conduct is in contravention of Rule 23(2) of the Real Estate Act and is conduct deserving of sanction.

In accordance with s. 39 and s. 82 of the Real Estate Act and Part 4 of the Bylaws of the Real Estate Act, an Administrative Penalty in the amount of **\$1000.00** has been assessed against Patrick O'Donnell, Broker of Classic Real Estate Ltd., o/a Realty World Classic for this contravention. 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 Real Estate Act will be taken against you in respect of the contravention.

This sum is payable to the Real Estate Council of Alberta at the above noted address 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 s. 35 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 P. Jean Pearce, Legal Counsel at the Real Estate Council of Alberta.

DATED this 4th day of October, 1999.
"B.M."

REAL ESTATE COUNCIL OF ALBERTA

Per: "Bob Myroniuk"
Bob Myroniuk
Executive Director