

REAL ESTATE COUNCIL OF ALBERTA

NOTICE OF ADMINISTRATIVE PENALTY

To: **RON ST. LOUIS, Designated Representative**
The Winchester Mortgage Centre Inc.
100, 1010 – 8th Avenue S.W.
Calgary, Alberta
T2P 1J2

In accordance with s. 39 and 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 Ron St. Louis, designated representative, of The Winchester Mortgage Centre Inc. to assess an Administrative Penalty. The evidence giving rise to the Executive Director's decision is as follows:

In or around January 1998, Ron St. Louis, designated representative of the Winchester Mortgage Centre Inc., failed to fully disclose in writing to A.S. , that Ron St Louis had a personal interest in Templars Capital Corp. and Templars Mortgage Investment Corporation. These companies funded the mortgage on A.S.'s property which enabled A.S. to complete his purchase of a business.

The Executive Director believes this conduct is in contravention of Section 18 (3)(a) of the Real Estate Act and is conduct deserving of sanction.

In accordance with s. 39 and 82 of the Real Estate Act and Part 4 of the Bylaws of the Real Estate Act, an Administrative Penalty in the amount of **\$500** has been assessed against Ron St. Louis, Designated Representative of the Winchester Mortgage Centre Inc. 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." "B.M."

REAL ESTATE COUNCIL OF ALBERTA

Per: "Bob Myroniuk"
Bob Myroniuk
Executive Director