

THE REAL ESTATE COUNCIL OF ALBERTA

Case Number: 016616
Person: Sukhdeep Mann
Licence Type & Class: Not licensed
Process: Section 83 of the *Real Estate Act*

Document: ADMINISTRATIVE PENALTY
Penalty: \$25,000 (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*.

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: Sukhdeep Mann

The Registrar of the Real Estate Council of Alberta (RECA) is of the opinion you have contravened **section 17(c) of the *Real Estate Act***.

Section 17 - Licence Required

17 No person shall

(a) trade in real estate as a real estate broker,

(b) deal as a mortgage broker,

(c) act as a property manager, or

(d) advertise himself or herself as, or in any way hold himself or herself out as, a mortgage broker, real estate broker or property manager

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

Particulars of the contravention(s):

1. In or around June 2024, you engaged in activities that require a license without holding a license, contrary to section 17(c) of the *Real Estate Act*:
 - a) Your company is My Best Rent Inc. (MBR). You have been using this company to manage properties.
 - b) In or around June 2024, you advertised the property located at [ADDRESS], for rent on behalf of the owner. You advertised the property on RentFaster. This was an activity that required a licence to act as a property manager.
 - c) In or around June 2024, a potential tenant submitted an application to rent the property through RentFaster. You responded to the application submission.
 - d) On June 5th, 2024, MBR entered a lease agreement for the property on behalf of the owner with a tenant to begin renting the property July 1st, 2024. You signed this lease agreement. This was an activity that required a licence to act as a property manager.
 - e) The lease stated the rent is paid via e-transfer to [EMAIL]. This is your email address. Offering to collect money on behalf of an owner for the purposes of rent collection requires a licence to act as a property manager.
 - f) During the investigation, you provided misleading statements and information to RECA, including a falsified land titles certificate.

The Registrar considered the following aggravating factors:

Aggravating Factors

- Unlicensed persons who provide services that require a licence put consumers at risk. Often, unlicensed persons do not have the required education or errors and omissions insurance.
- This unlicensed activity involved collecting and holding funds in trust for a consumer. This presented an additional risk to the consumer since consumers working with unlicensed persons do not get protection under the Consumer Protection Fund.
- You have received prior warnings and sanctions from RECA for engaging in activities without the required licensing. An escalation of enforcement is required.
- You previously enrolled in RECA's education program to seek licensing. You were aware you required a license to engage in these activities.
- You were not forthcoming in the investigation, provided false information, and misrepresented the extent of your involvement with managing the property.

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.W], Investigator
Email: [EMAIL 2]
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 February 26, 2025.

"Signature"

Warren Martinson, Registrar
Real Estate Council of Alberta