

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

**To: Rajdeep Singh Grewal, Associate  
MaxValue Realty Ltd.  
1107 Falconridge Dr NE  
Calgary, AB T3J 3H4**

In accordance with section 83 and the Bylaws of the *Real Estate Act* R.S.A. 2000 c. R-5, (Act), the Executive Director of the Real Estate Council of Alberta (RECA) has determined that there is sufficient evidence of conduct deserving of sanction in regard to you, Rajdeep Singh Grewal (Mr. Grewal), at all relevant times a real estate associate, registered with Re/Max Real Estate Lakeside (Re/Max), presently registered with MaxValue Realty Ltd., to assess an Administrative Penalty. The evidence giving rise to the Executive Director's decision is as follows.

On July 23, 2010, you were charged under sections 253(1)(a) and (b) of the Criminal Code of Canada.

On or about September 18, 2010, you completed an Associate Application for Registration for renewal of your registration. You answered negatively to question 22: "Have any proceedings pursuant to the Criminal Code of Canada been commenced against you?" You swore an affidavit stating all questions were answered truthfully and completely.

On or about November 15, 2010, you contacted legal counsel. Your legal counsel advised you were required to tell your broker and RECA of the charges against you.

On or about December 1, 2010, you advised your broker of the charges for the first time. An Application for Registration- reinstatement, transfer & renewal, was created by you and question 22 was answered positively. You swore an affidavit all questions were answered truthfully and completely.

The Executive Director is of the opinion that the above noted conduct is in violation of section 42(a) of the Rules made pursuant to the Act which sets out that:

*42 Industry members must not:*

- (a) Make representations or carry on conduct that is reckless or intentional and that misleads or deceives any person or is likely to do so;*

In accordance with section 39 and section 83 of the Act and Part 4 of the Act's Bylaws, an Administrative Penalty in the amount of **\$3,000** has been assessed against you for this contravention.

The circumstances of this matter indicate the following aggravating and mitigating factors were considered:

***Aggravating Factors***

- You were aware of the facts and you provided false and misleading information to RECA.
- The false information provided to RECA was by way of an affidavit.
- The provision of false or misleading information during the application or renewal cycle undermines RECA's ability to act in the public interest
- The provision of false and misleading information by industry members undermines the integrity of the industry
- There is a need to deter this behavior

***Mitigating Factors***

- There is no history of previous warnings or discipline

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 **\$3,000** is payable to RECA 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 RECA.

If you dispute this Notice of Administrative Penalty in accordance with section 83.1 of the Act, 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 Carla Sasley, Investigator, at RECA.

DATED this 24<sup>th</sup> day of November, 2011.

**REAL ESTATE COUNCIL OF ALBERTA**

Per: *Joseph Fernandez*, for  
Bob Myroniuk  
Executive Director

cc: Dhanna Sidhu, Broker  
MaxValue Realty Ltd.