

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

**To: RVB Holdings Inc. & 101050070 Saskatchewan Ltd.**  
**o/a Info Market Group GMAC Real Estate**  
**5329 - 48 Avenue**  
**Taber, AB T1G 1S7**

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 (hereinafter “**RECA**”) is of the opinion that RVB Holdings Inc. & 101050070 Saskatchewan Ltd. o/a Info Market Group GMAC Real Estate (hereinafter “**Info Market Group GMAC Real Estate**”), contravened section 17(a) of the Act and hereby assesses an Administrative Penalty in the amount of **\$5,000.00**. The evidence giving rise to the Executive Director’s decision is as follows:

593981 Alberta Ltd. o/a Info Market Group GMAC (hereinafter “**593981 Alberta Ltd.**”) became a real estate brokerage authorized to trade in real estate on or about October 1, 1998. 593981 Alberta Ltd. maintained its authorization as a real estate brokerage until September 29, 2008. On or about May 1, 2007, 593981 Alberta Ltd. changed ownership. Effective May 1, 2007, 593981 Alberta Ltd. became Info Market Group GMAC Real Estate. The Real Estate Council of Alberta did not receive an application for authorization for Info Market Group GMAC Real Estate to become authorized as a real estate brokerage. Info Market Group GMAC Real Estate first became authorized as a real estate brokerage on or about September 29, 2008.

As of August 17, 2007, Info Market Group GMAC Real Estate began trading in real estate and took over brokerage activities of 593981 Alberta Ltd. Between August 17, 2007 and September 29, 2008, Info Market Group GMAC Real Estate traded in real estate without authorization. During this time, Info Market Group GMAC Real Estate was involved in 195 or more trades in real estate.

The Executive Director is of the opinion that the above noted conduct is in violation of section 17(a) of the Act which sets out that:

17 No person shall

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

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

In accordance with section 83 of the Act and Part 4 of the Act's Bylaws, the Executive Director hereby assesses an Administrative Penalty in the amount of **\$5,000.00** against you.

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 **\$5,000.00** 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 s. 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 Victoria Woodworth-Lynas, Case Presenter, at the Real Estate Council of Alberta.

DATED this 31<sup>st</sup> day of May, 2010.

**REAL ESTATE COUNCIL OF ALBERTA**

Per:

*Bob Myroniuk*  
Executive Director