

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

Ronald Mercier  
Fullcorp Realty and Property Management  
11119-170 Ave  
Edmonton, Alberta T5X 3L1

Ronald Mercier  
Pinehurst Financial Corp.  
21208 9 Ave SW  
Edmonton, Alberta T6M 2N9

In accordance with s.83 and the Bylaws of the *Real Estate Act*, R.S.A. 2000 c.R-5 (the "Act"), the Executive Director of the Real Estate Council of Alberta has determined that Ronald Mercier has contravened s.40(1)(c) of the Rules made pursuant to the Act and as such an Administrative Penalty is warranted. The Executive Director's reasons for this decision are as follows:

Section 40(1)(c) of the *Real Estate Act* Rules states in part that an industry member must immediately notify, in writing, the Executive Director when a judgment is rendered against the industry member in relation to the provision of services or sale of goods to consumers.

According to information you provided to the Real Estate Council of Alberta on September 29, 2010, the Executive Director was notified that you had judgments rendered against you on or about June 30, 2009, December 16, 2009 and July 26, 2010, in relation to the provision of services or sale of goods to consumers. As you were actively registered as a real estate broker, authorized to trade in real estate on behalf of Fullcorp Realty and Property Management as well as actively registered as a mortgage broker, authorized to deal in mortgages on behalf of Pinehurst Financial Corp. at that time, in accordance with s.40(1)(c) of the Rules, you were required to immediately notify, in writing, the Executive Director.

You failed to immediately notify, in writing, the Executive Director when you had a judgment rendered against you on or about June 30, 2009, December 16, 2009 and July 26, 2010, in relation to the provision of services or sale of goods to consumers. This is a contravention of s.40(1)(c) of the Rules and subject to an Administrative Penalty in the amount of **\$1,000.00**.

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 herein.

The penalty 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 the penalty is not paid in accordance with 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 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 to the contravention.

If you have any questions in regard to this Notice of Administrative Penalty, please contact Shawna Risdon, Information and Licensing Coordinator, at the Real Estate Council of Alberta.

DATED this 28<sup>th</sup> day of July, 2011.

REAL ESTATE COUNCIL OF ALBERTA

Per:

*Bob Myroniuk*  
Executive Director