

REAL ESTATE COUNCIL OF ALBERTA
NOTICE OF ADMINISTRATIVE PENALTY

To: Darrell Nowosad, Real Estate Associate
Century 21 Bamber Realty Ltd.
3009-23 Street NE
Calgary, Alberta T2E 7A4

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 Darrell Nowosad has contravened s.40(1)(e) 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)(e) of the Rules made pursuant to the *Act* states in part that an industry member must immediately notify, in writing, the Executive Director when the industry member is the subject of any bankruptcy proceedings.

According to information you provided to the Real Estate Council of Alberta on January 20, 2011, you became the subject of bankruptcy proceedings on or about November 19, 2010. As you were actively registered as a real estate associate, authorized to trade in real estate on behalf of Century 21 Bamber Realty Ltd. at that time, in accordance with s.40(1)(e) 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 became the subject of bankruptcy proceedings on or about November 19, 2010. This is a contravention of s.40(1)(e) 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 Douglas, Information and Licensing Coordinator, at the Real Estate Council of Alberta.

DATED this 27th day of June, 2011.

REAL ESTATE COUNCIL OF ALBERTA

Per:

Bob Myroniuk
Executive Director

cc: George Bamber, Broker
Century 21 Bamber Realty Ltd