



August 5, 2009

To: Troy Zimmerling:

RE: WITHDRAWAL APPLICATION – S.54 REAL ESTATE ACT

Please be advised that on August 5, 2009, your application to withdraw from industry membership, pursuant to s. 54 of the Real Estate Act, was approved by the Real Estate Council of Alberta.

At the time of your application, you were the subject of conduct proceedings to determine whether

- you failed to provide competent service (*REA* Rule s.41(b))
- you made representations or carried on conduct that was reckless or intentional and that misleads or deceives any person or is likely to do so (*REA* Rule s.42(a))
- you participated in fraudulent or unlawful activities in connection with the provision of services or in any dealings (*REA* Rule s.42 (b))
- you engaged in conduct that undermines public confidence in the industry, harms the integrity of the industry or brings the industry into disrepute and (*REA* Rule s.42(g))
- you failed to cooperate with a person conducting an investigation (*REA* s.38(4))

At the time of the withdrawal application approval, there had been no disciplinary hearing, admissions or findings of fact.

By virtue of operation of the *Real Estate Act*, Part Three conduct proceedings are discontinued. As you are aware, this approval of your application results in your lifetime ban from the industry membership.

If you have questions regarding this matter, please contact Jean Flanagan, Director of Legal Services, at the number indicated below.

Yours truly,

*Ralph Salomons*, Chair  
Real Estate Council of Alberta