

REAL ESTATE COUNCIL OF ALBERTA
NOTICE OF ADMINISTRATIVE PENALTY

To: Perry Comin

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 you, Perry Comin (hereinafter "**Mr. Comin**"), contravened section 17(c) and/or (d) 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:

You were authorized as a real estate appraiser from October 1, 2004 to September 30, 2006. On October 1, 2006, RECA had not received a renewal of your licence. You have not been authorized as a real estate appraiser since September 30, 2006. Since October 1, 2006, you acted as a licensed real estate appraiser. During this period, you performed 166 or more real estate appraisals for which you earned money. During this period, you were not licensed as a real estate appraiser by RECA and as such, you were not authorized to act as a real estate appraiser and perform appraisals.

The Executive Director is of the opinion that the above noted conduct is in violation of section 17(c) and/or (d) which sets out that:

- 17 No person shall
- (c) act as a real estate appraiser,
 - (d) advertise himself or herself as, or in any way hold himself or herself out as, a mortgage broker, real estate broker or real estate appraiser

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 30th day of June, 2010.

REAL ESTATE COUNCIL OF ALBERTA

Per:

Bob Myroniuk
Executive Director