

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

To: Monica A. McLeod, Broker  
Casita Mortgage Corp.  
91 Patterson Crescent SW  
Calgary, AB T3H 2B9

In accordance with s. 39 and 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 there is sufficient evidence of conduct deserving of sanction in regard to you, Monica A. McLeod (hereinafter "Ms. McLeod"), at all relevant times, associate, registered with Casita Mortgage Corp. (hereinafter "Casita Mortgage"), to assess an Administrative Penalty. The evidence giving rise to the Executive Director's decision is as follows:

On November 30, 2009 F.M., mortgage associate registered with Centum Anderson Mortgage got judgment against Casita Mortgage Corp. You had failed to immediately notify, in writing, the Executive Director, that a judgement against the brokerage was rendered.

The Executive Director is of the opinion that the above noted conduct is in violation of s.40(1)(d) which sets out that:

- 40(1) An industry member must immediately notify, in writing, the executive director when:*
- (d) any business the industry member owns or has participated in as a partner, director or officer in the past three years, has any judgment(s) rendered against the business;*

In accordance with s. 39 and s. 83 of the *Act* and Part 4 of the *Act's* Bylaws, an Administrative Penalty in the amount of **\$1,000.00** has been assessed against you for this contravention.

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 offense in respect of those contraventions.

This sum of **\$1,000.00** 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 Veronica Rosito, Complaint Analyst, at the Real Estate Council of Alberta.

DATED this 28 day of July, 2010.

**REAL ESTATE COUNCIL OF ALBERTA**

Per: *Joseph Fernandez*, for  
Bob Myroniuk  
Executive Director