

REAL ESTATE COUNCIL OF ALBERTA
NOTICE OF ADMINISTRATIVE PENALTY

To: Valerie G. Read, Appraiser

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, Valerie G. Read, (hereinafter "Ms. Read"), at all relevant times, appraiser to assess an Administrative Penalty. The evidence giving rise to the Executive Director's decision is as follows:

You were not authorized to act as a real estate appraiser from October 1, 2009 to October 21, 2009. From October 1, 2009 to October 21, 2009, you were involved in appraisal activities related to 13 real estate appraisals while unauthorized.

The Executive Director is of the opinion that the above noted conduct is in violation of s.17(c) of the *Act* which sets out that:

17 No person shall

*(c) act as real estate appraiser,
unless that person holds the appropriate authorization for that purpose
issued by the Council.*

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 **\$1,500.00** 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 **\$1,500.00** 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 9th day of August, 2010.

REAL ESTATE COUNCIL OF ALBERTA

Per:

Bob Myroniuk
Executive Director