

## THE REAL ESTATE COUNCIL OF ALBERTA

Case Number: 015185  
Person: Debra Lynn Grymaloski  
Licence Type & Class: Not licensed at time of conduct; currently licensed with  
Manhattan Realty Inc.  
Process: Section 83 of the *Real Estate Act*

Document: ADMINISTRATIVE PENALTY  
Penalty: \$5,000

### Payment

This Penalty must be paid **within 30 days** of the date this Notice was issued.

**If you fail to pay the Penalty** the Registrar may commence collection under Part 6 of the *Real Estate Act*.

### If you pay the Penalty

- You will have satisfied the Administrative Penalty and no further proceedings under Part 6 will be taken against you.
- You cannot be charged under the *Real Estate Act* with an offence for the contravention(s) in this Administrative Penalty.

TO: Debra Lynn Grymaloski

The Registrar of the Real Estate Council of Alberta (RECA) is of the opinion you have contravened **section 17(c) of the *Real Estate Act***.

### Section 17 - Licence Required

*17 No person shall*

*(a) trade in real estate as a real estate broker,*

*(b) deal as a mortgage broker,*

*(c) act as a property manager, or*

*(d) advertise himself or herself as, or in any way hold himself or herself out as, a mortgage broker, real estate broker or property manager*

*unless that person holds the appropriate licence for that purpose issued by the Industry Council.*

## Particulars of the contravention:

1. From October 2023 to February 2024, you provided condominium management services without a licence contrary to section 17(c) of the *Real Estate Act*:
  - a) You ceased holding a condominium management broker licence on September 30, 2023. At the time, you were providing condominium management services to three Condominium Corporations.
  - b) From October 2023 to February 2024, you continued to provide condominium management services while unlicensed.
  - c) On March 22, 2024, you reinstated your licence as a condominium management associate. This put an end to the unlicensed activity.

The Registrar considered the following aggravating and mitigating factors:

### *Aggravating Factors*

- You were a former broker at the time of the misconduct and were aware of licensing requirements.
- The unlicensed activity occurred over several months.
- You were not initially responsive to RECA's requests for information.

### *Mitigating Factors*

- Ultimately you have taken responsibility for your actions and shown remorse for your misconduct.
- The unlicensed activity has ceased, and you are now licensed with a brokerage.

## Appeal

You have the right to appeal this Administrative Penalty to a Hearing Panel. See **section 83.1 of the *Real Estate Act*** for what you must do to appeal.

In an appeal you will be given a full opportunity consistent with procedural fairness and natural justice to present evidence before the Hearing Panel in relation to the contraventions alleged.

Your written notice of appeal must comply with section 83.1 and must be received by the Registrar **within 30 days** of you receiving this Administrative Penalty.

If you appeal, payment of the Penalty will not be required until an order to pay a penalty is issued by the Hearing Panel. If you have any questions regarding particulars or the appeal process, please contact:

Name: [J.P], Investigations Manager  
Email: [EMAIL]  
Phone: 403.228.2954; Toll Free: 1.888.425.2754  
Fax: 403.228.3065  
Address: Real Estate Council of Alberta  
Suite 202, 1506 11 Avenue SW  
Calgary, Alberta, T3C 0M9

Issued at Calgary, Alberta, on March 28, 2024.

**"Signature"**

Warren Martinson, Registrar  
Real Estate Council of Alberta

cc. [E.F], Condominium Management Broker  
Manhattan Realty Inc.