

THE REAL ESTATE COUNCIL OF ALBERTA

Case Number: 015172
Name on Licence: Indrani Asis Roy
Licence Type & Class: Mortgage Licensee
Brokerage at time of Conduct: TMG The Mortgage Group Inc. O/A TMG
Currently Registered with: Dominion Lending Centres Equity Central Inc.
O/A Dominion Lending Centres Equity Central
Process: Section 39 & 83 of the *Real Estate Act*

Document: ADMINISTRATIVE PENALTY
Penalty: \$1,000 (see Schedule 2 of the Bylaws)

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* and may suspend your licence under section 38.1 of the Rules.

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: Indrani Asis Roy

The Registrar of the Real Estate Council of Alberta (RECA) has determined there is sufficient evidence you have contravened **section 43(1) of the *Real Estate Act Rules*** and this is conduct deserving of sanction.

Rule 43(1)

Subject to these rules, a licensee who establishes a client relationship when trading in residential real estate, engaging in property management, when dealing in mortgages, or providing condominium management services, must enter into a written service agreement with that prospective client.

Particulars of the contravention(s):

1. Between May 2023 and November 2023, you failed to complete written service agreements with clients contrary to section 43(1) of the *Real Estate Act* Rules:
 - a) On May 15th, 2023, you assisted borrower [K.S] in getting a mortgage for [ADDRESS 1]. You did not have a service agreement with this client.
 - b) On May 25th, 2023, you assisted borrower [S.D] in getting a mortgage for [ADDRESS 2]. You did not have a service agreement with this client.
 - c) On June 15th, 2023, you assisted borrowers [S.S & B.N] in getting a mortgage for [ADDRESS 3]. You did not have a service agreement with these clients.
 - d) On June 22nd, 2023, you assisted borrower [S.D] with getting a mortgage for [ADDRESS 4]. You did not have a service agreement with this client.
 - e) On September 22nd, 2023, you assisted borrowers [S.S & A.S] in getting a mortgage for [ADDRESS 5]. You did not have a service agreement with these clients.
 - f) On September 20th, 2023, you assisted borrower [S.D] with getting a mortgage for [ADDRESS 6] You did not have a service agreement with this client.
 - g) On November 8th, 2023, you assisted borrowers [P.B & P.S] with getting a mortgage for [ADDRESS 7]. You did not have a service agreement with these clients.

The Registrar considered the following aggravating factors:

Aggravating Factors

- You failed to have a written service agreement in place with clients seven times.

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: [S.W], Investigator
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 December 9, 2024

"Signature"

Warren Martinson, Registrar
Real Estate Council of Alberta

cc. [D.T], Mortgage Broker
TMG

[N.F], Mortgage Broker
Dominion Lending Centres Equity Central