

THE REAL ESTATE COUNCIL OF ALBERTA

Case Number: 016214  
Person: Stephanie Reimer  
Licence Type & Class: Not licensed  
Process: Section 83 of the *Real Estate Act*

Document: ADMINISTRATIVE PENALTY  
Penalty: \$5,000 (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*.

**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: Stephanie Reimer**

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  
(c) act as a property manager*

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

### Particulars of the contravention(s):

1. From April to October 2024, you acted as property manager without the required licence contrary to section 17(c) of the *Real Estate Act*:
  - a) In April 2024, you advertised [ADDRESS 1], Calgary, for rent on behalf of the owner.
  - b) In April 2024, you advertised [ADDRESS 2], Calgary, for rent on behalf of the owner.
  - c) In June 2024, you advertised [ADDRESS 3 & ADDRESS 4], Calgary, for rent on behalf of the owner.
  - d) In October 2024, you advertised [ADDRESS 5], Calgary and [ADDRESS 6], Calgary, for rent on behalf of the owner.

The Registrar considered the following aggravating and mitigating factors:

#### *Aggravating Factors*

- You were issued a Warning Letter in January 2024 to cease providing services that required a licence. You have ignored that warning and continued to provide services that required a licence.
- Unlicensed persons who provide services that require a licence put consumers at risk. Often, unlicensed persons do not have the required education or errors and omissions insurance. There must be general deterrence of unlicensed activity.

#### 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: [A.L], 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 16, 2024.

**"Signature"**

Warren Martinson, Registrar  
Real Estate Council of Alberta