

THE REAL ESTATE COUNCIL OF ALBERTA

Case Number: 014916
Name on Licence: Dallas Francis Moravec
Licence Type & Class: Real Estate Licensee
Brokerage Name on Licence: Arteam Realty Inc. O/A Royal LePage Arteam Realty
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: Dallas Francis Moravec

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. In June 2023 you failed to enter into a written service agreement with your prospective buyer client, contrary to section 43(1), of the *Real Estate Act* Rules:
 - a) On June 18th, 2023, you showed your buyer client, [K.S], a property located at [ADDRESS] (Property).
 - b) On June 18th, 2023, you drafted an offer for the Property on behalf of your buyer client. You did not have a written service agreement in place with your buyer client.
 - c) Throughout this transaction you represented your buyer client without having a service agreement in place.

The Registrar considered the following aggravating and mitigating factors:

Aggravating Factors

- The lack of a written service agreement contributed to your client being confused on what your obligations were in the transaction.
- This was not an isolated incident. You previously represented this client as a buyer without a service agreement in place.

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 March 10, 2025.

"Signature"

Warren Martinson, Registrar
Real Estate Council of Alberta

cc. [A.V], Real Estate Broker
Royal LePage Arteam Realty