



# THE REGISTER

SREC Newsletter

Winter 2021/2022

## In This Issue

The Saskatchewan Real Estate Commission's mission is, "To protect the public interest by ensuring that registrants act within a professional framework that promotes ethical conduct and integrity and strengthens consumer trust and confidence."

One of the methods the Commission uses to deliver our mission is that of regular industry communication. In this edition, we have included several reminders and discuss issues of importance to the industry.

- Investigation Summaries can be found on Page 2.
- Information on obtaining tax receipts is on page 3.
- Annual Report filing information for brokerages can be found on page 4.
- Commission Member Nomination and Election information is on page 5.

Should you have any questions or concerns on these topics or others, please contact the Commission. Do you have a suggestion for an article? Contact information for the Commission can be found at [www.srec.ca](http://www.srec.ca) or on page 6.

We hope you enjoy this issue!



## Investigation Summaries

### REGISTRANTS:

In order to maintain the professionalism of the industry, it's important for you to keep up-to-date on practice issues and disciplinary histories so you can continue to competently serve clients and customers.

### STAKEHOLDERS AND CONSUMERS:

Everyone has the right to be aware of who has been disciplined in the real estate industry. It is important information to know—especially if you are looking to hire the services of a registrant (agent).

Below is a brief summary of recent decisions. As always, full summaries can be found through our website or on CanLII.

**2012-29 Devin Stubel**: On January 24, 2022, Mr. Stubel was issued an order of reprimand and:  
- a \$4,000.00 fine for breaching s. 39(1)(b) of *The Real Estate Act* by engaging in fraudulent conduct by using previously-signed brokerage contracts to make it appear as though clients had signed contracts with his new brokerage when, in fact, they had not;  
- a \$2,000 fine for breaching s. 57(1) of the *Act* by creating brokerage contracts that were not actually signed by the owners of the relevant properties; and  
- a \$1,500.00 fine for breaching Bylaw 727 by advertising properties for sale without written authorization from the owners.

As a result of the disciplinary proceedings initiated against him, Mr. Stubel left the real estate industry in March of 2016. Mr. Stubel has agreed to operate under enhanced supervision for the first year after he becomes registered.

**2021-29 Cameron Bird**: On January 24, 2022, Mr. Bird was issued an order of reprimand and a \$1,500.00 fine for breaching Commission Bylaw 702.1 by engaging in conduct that is disgraceful and unbecoming of a registrant in the course of his practice.

**2021-30 Gautam Sharma**: On January 24, 2022, Mr. Sharma was issued an order of reprimand and:  
- a \$1,000.00 fine for breaching section 39(1)(a) of *The Real Estate Act*, by failing to notify the listing brokerage in a timely manner that the buyer's deposit had not been collected in accordance with the contract of purchase and sale; and  
- a \$1,000.00 fine for breaching s. 58(1)(b)(v) of the *Act* by drafting an offer to purchase that did not clearly show the amount of the deposit made at the time of the offer.

## QUESTIONS?

Contact the Commission's Legal & Compliance department at:

[compliance@srec.ca](mailto:compliance@srec.ca), or  
call 306.374.5233

## Did you know...

**A person signing documents as a witness must be physically present at the time the document is signed by a buyer or seller.** By signing the document as a witness, a person is attesting to the fact that he or she was present to observe the party signing the document. It is not appropriate for a person to sign a document as a witness if he or she was not present to see the party sign the document, whether electronically or on paper.

**All transactions in which a registrant is involved must go through the brokerage with which he or she is registered.** Section 53(2) of *The Real Estate Act* prohibits a registrant from trading in real estate other than for or on behalf of the brokerage with which he or she is registered. With a few limited exceptions, all transactions in which a registrant is involved, including those in which the registrant is involved in his or her personal capacity (e.g. a registrant buying or selling his or her own home), must go through the registrant's brokerage.

**Registrants are required to give notice to the Commission about a variety of events.** Sections 33 and 54(2)(b) of the *Act* and Bylaws 723 and 724 specify when a registrant is required to provide notice to the Commission and the timeframe in which the notice must be given. The events of which the Commission must be notified include the opening or closing of a trust account, the discontinuance of a brokerage, a change in a registrant's name, and bankruptcy.

**Brokers and branch managers must have a succession plan in place to protect the public in the event of death or disability.** Bylaw 712(f) requires a broker or branch manager to establish a succession plan in accordance with Schedule C of the Bylaws.

## Income Tax Receipts

### From the Commission:

Any fees paid by the registrant will have receipts available for printing from their personal page of the Commission's online registration system, <http://www.srec.ca/home.asp>, using the "Registrant Login".

### From UBC Sauder:

Students and registrants can find their tax and payment history on their course welcome page under "FEES AND TAX RECEIPTS"

The target release date for 2021 T2202 Tuition and Enrolment Certificate is **February 22, 2022**.

## Brokerage Annual Financial Reporting

It's preparation time for annual financial reporting by brokerages.

### Online Filing:

To file your brokerage's report, sign into your brokerage screen on the Commission's Online Registration System. The top section of the page is related to the brokerage. Look to the far right for the Actions box and click on the drop down menu. "*File annual financial report*" is the selection you are looking for; press the **GO** button.

*Reports for the 2021 year must be filed on or prior to March 15, 2022.*

The report is not considered complete until all requested and supporting documentation is received (or post marked on or prior to March 15, 2022) by the Commission.

Documentation may be clearly scanned as PDFs and emailed to [afr@srec.ca](mailto:afr@srec.ca). You may also submit via fax or mail. Our contact information is provided on the last page of this newsletter and on our website, [www.srec.ca](http://www.srec.ca).

Regardless of the method you choose to submit your documentation, please send **ONE copy** only. You should retain all originals with your file records.

### Late Submission:

In accordance with Commission Bylaw 407, a **late submission fee of \$1,500.00** will be levied against each brokerage whose *complete* report and supporting documentation are received dated/postmarked after March 15, 2022.

If you have any questions, concerns or difficulties regarding the filing process, please contact Darla Hufsmith at [dhufsmith@srec.ca](mailto:dhufsmith@srec.ca).



## Call for Nominations

### Composition of the Commission:

The Saskatchewan Real Estate Commission is comprised of up to 12 members, including four public members appointed by the provincial government. Six members are chosen through an election process from real estate registrants in the province of Saskatchewan. One or two members are appointed by the Commission members and must be a registrant trading in commercial, farm or property management.

Pursuant to Bylaw 216.2, the six elected Commission members are two from each of the three regions: Region 1 – Saskatoon, Region 2 – Regina and Region 3 – all areas of the province outside of Saskatoon and Regina. Elected Commission members are elected to serve a three year term commencing July 1st following that election.

### This Year's Election:

Presently, Wayne Zuk and Cam Bristow, represent Region 1. The current term of office for both expires on June 30, 2022.

### Nomination Process:

Please visit our website at [www.srec.ca](http://www.srec.ca) and click on the link under "What's NEW" for this election, and download the nomination form.

Candidates nominated for election in a Region must be a registrant with a brokerage in that Region. Any registrants, regardless of location, may nominate other registrants as candidates for Region 1 - Saskatoon.

Nominations must be received at the Commission office **no later than 4:30 p.m., Tuesday, February 15, 2022.**

If there are more than two nominations received; electronic voting instructions will be sent to all Region 1 registrants in early March.

## Important Dates and Deadlines

Annual Financial Returns filings for 2021 begin  
January 3, 2022.  
Deadline: Mar 15, 2022.

Continuing Professional Development :  
Deadline: May 31, 2022

### Regular Office Hours:

Monday to Friday:  
8:30am - 12:00pm  
1:00pm - 4:30pm

We are closed on  
Saturday, Sunday and  
Statutory Holidays

### The office of the Commission will be closed:

Family Day, Feb. 21  
Good Friday, Apr. 15  
Victoria Day, May 23  
Canada Day, July 1  
Saskatchewan Day,  
Aug. 1  
Labour Day, Sep. 5  
National Day for Truth  
and Reconciliation, Sep.  
30  
Thanksgiving, Oct. 10  
Remembrance Day, Nov  
11  
Holiday Season, Dec 23  
to Jan 2, 2023



## Continuing Professional Development

Continuing Professional Development (CPD) is to be completed by all registrants who wish to renew their registration for the next fiscal year.

**Registration for CPD is now open.**

**Notices will be sent by UBC to each registrant.**

Courses are provided through our education provider, the University of British Columbia, Sauder School of Business Real Estate Division:

[https://secure4.sauder.ubc.ca/srec/admission/spd\\_registration.xhtml](https://secure4.sauder.ubc.ca/srec/admission/spd_registration.xhtml)

CPD **must be completed by May 31st** of each registration year to be eligible to renew certificates of registration for the next year.

### UBC Sauder Contact Information:

1.888.776.7733

[saskinfo@realestate.sauder.ubc.ca](mailto:saskinfo@realestate.sauder.ubc.ca)

## Contact Us

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## Commission Staff

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[practiceadvisor@srec.ca](mailto:practiceadvisor@srec.ca) / Telephone Ext 9

## Commission Members

Cliff Iverson, Chair, Regina, elected

Cam Bristow, Saskatoon, elected

Tim Hammond, Saskatoon, elected

Al Myers, Saskatoon, appointed

Alberta Mak, Battleford, elected

Anne Parker, Regina, appointed

Lori Patrick, Regina, elected

Dean Staff, Saskatoon, appointed

Bob Volk, Regina, appointed

Wayne Zuk, Saskatoon, elected

Vacant, Public Member