

The Register



August 2007

Education Update

Inside this issue:

Summary of Legislative Changes	2
Presentation of Offers	2
Legislative Changes Effective July 1, 2007	3
Mandatory Form Usage	5
Use of Agency Agreements	5
July 1, 2007 Registration Renewal	6
Saskatchewan Government Position on Trade Agreements	7
Commission Disciplinary Action	7
Notification to SREC	10
SREC Contact Info	10
Commission Members	10
Commission Staff	10

On July 1, 2007 the Saskatchewan Real Estate Commission's education provider (the Association of Saskatchewan REALTORS®) completed the integration of the Phase III articling courses for salespeople into the Phase I course (*Real Estate as a Professional Career*) and is delivering this product to new students.

In addition, ASR updated its Real Estate Career Guide to reflect the new model of education. The guide offers valuable information to students such as detailed course information and specific course policies, rules and procedures as administered by the education provider.

ASR provided the Commission with a draft of the Phase I examination study guide for the Commission's approval. The Commission's Education Committee will be reviewing the study guide in the near future. The study guide is intended to replace the assignment format. The guide contains similar questions that will appear on the examination for the applicable course. In addition, the study guide will provide an answer sheet that will help students to increase their knowledge of the course material in preparation for the examination. The study guide as an on-line tool, is scheduled to meet the January 2008 implementation date.

2006-07 Annual Meeting (October 11, 2007)

The Saskatchewan Real Estate Commission's Annual Meeting will be held at 1:15 p.m. on Thursday, October 11, 2007 in Salon 3 at the Queensbury Convention Centre, IPSCO Place, Regina Exhibition. The meeting is an excellent function for registrants to meet the Saskatchewan Real Estate Commission members, review the past year's activities and provide feedback to the Commission. We look forward to your participation.

Summary of Legislative Changes

With the July 1, 2007 introduction of the new model of education eliminating the post education courses for registration, substantial changes were required to the existing Commission Bylaws.

In essence, the bylaws were considerably condensed with the rescinding of previous bylaws that dealt with terms and conditions on Certificates of Registration relating to the post education courses.

In addition, a new Bylaw (115.2) ties Phase I (*Real Estate as a Professional Career*) and Phase II (specialty courses) together as the required education for salespeople. This bylaw along with the creation of a definition bylaw referencing each pre-licensing course, reduces the number of bylaw changes to Part III (Registration) of the Commission Bylaws when minor changes are required in these areas.

Bylaw 304 was amended to change the time period an applicant has to apply for salesperson registration after completion of the required education from a one year time period to a two year time period. In addition, the Commission's Registrar has the discretion to grant 30 day extensions after the expiry of this period for a fee (presently \$300).

The Saskatchewan Real Estate Commission was of the opinion that the retention period of the course material was understated and should be extended. The change is consistent with the experience requirements and reciprocity requirements in our legislation. The extension and costs portion of this bylaw were added to provide flexibility for the Commission to investigate and review the applicant's activities after the qualification period. The Commission will determine if the applicant still retains the required education or whether there is a need for the applicant to have further education.

Bylaw 307.1 has been amended to shift the responsibility from the Commission's education provider (the Association of Saskatchewan REALTORS®) to the Commission to determine Grade 12 equivalency in those cases where an applicant cannot produce a Grade 12 Diploma to the Commission's education provider.

Bylaw 308 was developed to allow a two year grace period for a registrant who leaves the industry to re-register in the applicable category without having to complete his/her educational requirements except for the Continuing Professional Development education.

Bylaw 313 dealing with reciprocity from other jurisdictions has been amended to mirror or parallel the educational requirements in Saskatchewan. The requirement to take the provincial legislation and forms course (*Real Estate Practice in Saskatchewan*) is the component that would not have been obtained from another jurisdiction. As a result, this course will be a requirement for applicants coming from another jurisdiction.

Bylaw 331 was amended to allow the Saskatchewan Real Estate Commission's Registrar the discretion to grant a registrant 30-day extensions for a fee (presently \$300) for the completion of the CPD requirements. This adds flexibility to the process and allows an option for those individuals who have valid reasons for not completing the course.

A transitional bylaw (Bylaw 332) was developed to allow registrants under the previous model of education a period of time to complete their post education (Phase III) articling courses. All such education must be completed prior to June 30, 2009.

Presentation of Offers

In the May 2007 issue of *The Register*, the Saskatchewan Real Estate Commission recommended a procedure that has worked well in alleviating the pressures and perceived unfairness in handling multiple offers.

Registrants are reminded that the delayed presentation procedure is only recommended when multiple offers are being obtained. This procedure is not recommended in areas where multiple offers are not being entertained.

Legislative Changes Effective July 1, 2007

➔ The following changes were made to the Saskatchewan Real Estate Commission Bylaws effective July 1, 2007:

Bylaws 103, 106, 107, 108, 110, 111, 301.1, 301.2, 301.4, 302, 302.2, 302.3, 302.4, 302.5, 303, 304.1, 304.2, 305, 305.1, 305.2, 306, 306.1, 309, 310, 311, 312, 316, 319, 325 and 404 were rescinded.

➔ The following Bylaws were amended:

BROKER, BRANCH MANAGER or ASSOCIATE BROKER EDUCATION

109.1 - REAL ESTATE OFFICE MANAGEMENT AND BROKERAGE is the broker's, associate broker's or branch manager's required course offered by an education provider and approved by the Commission.

SALESPERSON EDUCATION

112 - REAL ESTATE AS A PROFESSIONAL CAREER is the required introductory salesperson's course offered by an education provider and approved by the Commission.

113 - RESIDENTIAL REAL ESTATE AS A PROFESSIONAL CAREER is a residential real estate specialty salesperson's required course offered by an education provider and approved by the Commission.

114 - COMMERCIAL REAL ESTATE AS A PROFESSIONAL CAREER is a commercial real estate specialty salesperson's required course offered by an education provider and approved by the Commission.

115 - FARM REAL ESTATE AS A PROFESSIONAL CAREER is a farm real estate specialty salesperson's required course offered by an education provider and approved by the Commission.

301.3 - An applicant for registration as a broker, branch manager or associate broker who has successfully completed the salesperson's education pursuant to Bylaw 115.2 meets the educational requirements if the applicant successfully completes the broker, branch manager or associate broker education pursuant to Bylaw 109.1 or has equivalent education approved by the Commission.

302.1 - An applicant for specialty registration as a salesperson meets the educational requirements if the applicant successfully completes the applicable salesperson's education pursuant to Bylaws 112, 113, 114, 115 and 115.1 or has equivalent education approved by the Commission.

304 - An applicant has two (2) years after the date of successfully completing the salesperson's education pursuant to Bylaw 115.2 to apply for registration. In the opinion of the Commission, when appropriate, this date may be extended. Upon receipt of a registrant's written application and payment of a fee pursuant to Bylaw 409.1, the Commission may grant 30-day extensions.

307.1 - An applicant, in addition to the requirements set out in Bylaw 115.2, must have a Grade 12 Diploma or an equivalency that in the opinion of the Commission is appropriate.

RE-REGISTRATION

308 - An applicant for registration in a specialty registration area as a salesperson, associate broker, branch manager or broker meets the applicable education requirements, if he/she:

- (a) has been registered within the preceding two years from the date of application to trade in an equivalent specialty registration; and
- (b) has completed the applicable Continuing Professional Development education during the period of absence stated in clause (a); or
- (c) has equivalent education approved by the Commission.

313 - An applicant for registration from another jurisdiction meets the educational requirements in Saskatchewan if the applicant has successfully completed the applicable Saskatchewan reciprocity education pursuant to Bylaw 118, subject to the following:

- (a) is currently registered in another jurisdiction to trade in an equivalent specialty registration area;
- (b) was registered in another jurisdiction within the preceding two years from the date of application to trade in an equivalent specialty registration area; or
- (c) has equivalent education approved by the Commission.

317 - A brokerage registration will not be renewed unless

the Annual Financial Report referred to in Part Six of these bylaws and the fees pursuant to Bylaw 407 have been received and accepted by the Commission prior to the registration date.

318 – An applicant shall complete a Commission approved application for registration.

329 - A registrant shall complete any continuing professional development courses approved by the Commission. The continuing professional development standard is a Commission approved course as set out in policy.

331 - Upon receipt of a registrant's written application and upon payment of a fee pursuant to Bylaw 409, the Registrar may grant 30-day extensions from the date for completion of the Continuing Professional Development requirements.

401 - The registration fee for an individual applying:

- (a) from July 1st to March 31st inclusive shall be:
- (i) Brokerage-----\$400.00
 - (ii) Broker-----\$325.00
 - (iii) Branch Manager-----\$325.00
 - (iv) Associate Broker-----\$325.00
 - (v) Salesperson-----\$325.00
- (b) from April 1st to June 30th inclusive:
- (i) Brokerage-----\$100.00
 - (ii) Broker-----\$100.00
 - (iii) Branch Manager-----\$100.00
 - (iv) Associate Broker-----\$100.00
 - (v) Salesperson-----\$100.00
- (c) from July 1st to June 30th inclusive:
- (i) Re-registration (broker, branch manager, associate broker or salesperson) in the current registration year ---\$100.00

403 - Every brokerage making application for renewal of registration shall be assessed a fund levy of \$10.00 for each broker, branch manager, associate broker or salesperson registered with the brokerage.

409 - Pursuant to Bylaw 331, the filing fee for each application for an extension to complete the continuing professional development requirements shall be \$300.00.

410 - Pursuant to Section 18.1 of *The Real Estate Regulations*, the insurance premium for each registration year:

- (a) as a brokerage shall be \$100.00;
- (b) as a broker, branch manager, associate broker and salesperson shall be \$205.00 from July 1st to March 31st inclusive; and \$100 from April 1st to June 30th inclusive.



The following were added as new bylaws:

115.1 - PROPERTY MANAGEMENT AS A PROFESSIONAL CAREER is a property management specialty salesperson's required course offered by an education provider and approved by the Commission.

115.2 – A salesperson's education shall consist of the *Real Estate as a Professional Career* course and one or more of the following: *Residential Real Estate as a Professional Career*; *Commercial Real Estate as a Professional Career*; *Farm Real Estate as a Professional Career*; or *Property Management as a Professional Career*.

RECIPROCITY COURSE

118 - REAL ESTATE PRACTICE IN SASKATCHEWAN is a course offered by an education provider and approved by the Commission that is required by applicants qualifying for reciprocity who are from another jurisdiction.

TRANSITIONAL

332(1) Notwithstanding the repeal to Part 3 of *The Saskatchewan Real Estate Commission Bylaws* in force on June 30, 2007, any initial certificate of registration as a salesperson issued to a registrant that was valid on the day before these Bylaws come into force:

- (a) continues to remain in force; and
- (b) Bylaws 305.1, 305.2 and 306.1 of *The Saskatchewan Real Estate Commission Bylaws* in force on June 30, 2007 continue to apply.

(2) If on July 1, 2007:

- (a) an individual has not been issued an initial certificate of registration; and
- (b) the individual:
 - (i) is enrolled in the course titled *Real Estate as a Professional Career*;
 - (ii) has successfully completed the course titled *Real Estate as a Professional Career*;

- (iii) enrolled in the course titled *Property Management as a Professional Career*; or
- (iv) has successfully completed the course titled *Property Management as a Professional Career*

that individual meets the educational requirements set out in Bylaw 302.1 and may apply for a certificate of registration if, before July 1, 2009, the individual successfully completes the following courses:

- (c) in the case mentioned in subclause (b)(i), *Real Estate as a Professional Career*;
- (d) *Residential Real Estate as a Professional Career*, *Commercial Real Estate as a Professional Career*, or *Farm Real Estate as a Professional Career*;
- (e) *Principles of Real Estate Appraisal*; and
- (f) *Principles of Real Property Law*.
- (g) in the case mentioned in subclause (b)(iii), *Property Management as a Professional Career* and *Principles of Real Property Law*;
- (h) in the case mentioned in subclause (b)(iv), *Principles of Real Property Law*.

409.1 - Pursuant to Bylaw 304, the filing fee for an extension of the submission of an initial application for registration shall be \$300.00.

Mandatory Form Usage

During recent Saskatchewan audits, compliance officers discovered instances where some buyer's representatives are failing to use the mandatory forms as intended. For example, if the mandatory Counter Offer to a Residential Contract of Purchase and Sale is not accepted by the buyer, a new Residential Contract of Purchase and Sale must be completed. The Residential Contract of Purchase and Sale subject to the Counter Offer should not be altered and used.

The Commission encourages registrants wanting to make suggestions for changes to mandatory forms to submit those changes either to the Association of Saskatchewan REALTORS® standard forms committee or to the Saskatchewan Real Estate Commission. We also encourage registrants with questions about the wording of pre-printed portions on the Commission's mandatory forms to contact the Saskatchewan Real Estate Commission for direction and explanation.

Use of Agency Agreements

The Saskatchewan Real Estate Commission's Investigation Committee recently concluded an investigation involving a registrant's use of the Association of Saskatchewan REALTORS® Buyer's Brokerage Contract. The registrant, without consultation with his/her membership organization, developed his/her own amendments of the Buyer's Brokerage Contract. The amendments wrongly suggested that a written offer could be withheld pending an agreement from the seller or the seller's brokerage to pay the total amount of buyer's brokerage commission. The proposal called for the seller to increase the buyer's brokerage percentage on the Seller's Brokerage Contract to make up the buyer's brokerage amount.

Section 58 of *The Real Estate Act* requires that once a registrant receives a written offer to purchase, the registrant shall immediately deliver a copy to the seller or his or her agent. Nothing in Saskatchewan real estate legislation prevents a buyer's brokerage registrant from canvassing the listing brokerage, **before** the buyer writes an offer to purchase.

Registrants and clients sign agency agreements to clarify services and remuneration expected. If the seller's portion of a buyer's brokerage commission does not extinguish the total buyer's brokerage obligation, a signed buyer's brokerage contract provides the buyer's brokerage the mechanism to collect any shortfall from the buyer.

Registrants remain free to negotiate levels of remuneration with buyers and sellers, as the case may be. The Saskatchewan Real Estate Commission's role focuses on registrants' compliance with Saskatchewan real estate legislation. Registrants must not confuse themselves, buyers, sellers or the public as to who they represent and who remains responsible for paying for services rendered.

Mission Statement

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.

July 1, 2007 Registration Renewal

On-line Registration Renewal

The on-line registration renewal process went relatively well as a new process being introduced to the registrants. Throughout the month of June, staff members dealt with numerous phone calls to assist registrants who had misplaced their renewal package and/or required assistance with the process. Only a small handful of registrants expressed concerns with use of a credit card via the Internet. Once they understood that they could send the payment by cheque to the Commission office to be credited to their brokerage's account and subsequent processing of their renewal; and/or make the payment by cheque directly to their broker; their concerns were alleviated. We experienced only minor technical problems that were very quickly solved by our Systems Administrator, Jason Weiler. Thanks to his expertise, we experienced a smooth transition to on-line registration.

By 4:30 p.m. on Friday, June 29th there were only 21 individuals who had not yet logged onto the Internet to process their registration renewal for July 1st. Ten of those 21 individuals logged on and renewed prior to midnight on June 30th. The Certificates of Registration for the remaining eleven expired at midnight on June 30th.

Articling Students

There were a total of 51 individuals who applied for registration prior to June 30, 2005 and were subject to Bylaw 305 and the requirement to complete *Principles of Real Estate Appraisal*, *Principles of Real Property Law* and *Principles of Mortgage Financing* prior to the June 30, 2007 registration renewal period.

By June 30, 2007 fifteen (29.4%) of those 51 individuals had terminated their registration and were no longer trading in real estate. Thirty (58.8%) successfully completed all three articling courses and renewed their registration effective July 1, 2007.

Six individuals wished to renew their registration but had not yet successfully completed one or more of their articling courses. These individuals made application for a one-month extension by paying the \$300 extension fee and were granted a Certificate of Registration with conditions to complete their courses prior to August 1, 2007.

New Brokerages / Terminated Brokerages

There were two new brokerage registrations effective July 1, 2007:

Asset Sales (Canada) Inc.	Melville
Marty Edwards Realty Inc.	Saskatoon

There were a total of five brokerages that terminated registration effective June 30, 2007.

Galaxy Realty JVB Inc.	Outlook
Mission Brokerage Inc.	Saskatoon
Murdock Realty Ltd.	Saskatoon
Porter Property Management Corp.	Regina
Service Realty	Saskatoon

Registration Statistics as of June 30, 2007:

Brokerages/Broker	220
Branch Managers	22
Associate Brokers	137
Salespeople	<u>932</u>
Total # of Registrants	1,311

as of August 15, 2007:

222
23
137
<u>959</u>
1,341

The registration renewal process began June 1, 2007 with 1,339 registrants. A total of forty-eight individuals did not renew their registration effective July 1, 2007. There were twenty new registrants on July 1, 2007 resulting in a total net loss of 26. However, since June 30th the Commission has seen an increase of an additional 30 registrants.

Saskatchewan Governments Position on Trade Agreements

NEWS RELEASE - AUGUST 1, 2007

Government Relations Minister Harry Van Mulligen announced today that Saskatchewan is committed to improving internal trade (the movement of goods, services, investment and labour across Canada) through a number of steps, such as working with other provinces and territories to strengthen the national Agreement on Internal Trade (AIT).

The announcement came in response to a report from the Standing Committee on the Economy, which conducted public consultations to determine the state of internal trade in Saskatchewan. These public consultations included discussion on the Trade, Investment and Labour Mobility Agreement (TILMA) signed by the governments of Alberta and British Columbia.

"Saskatchewan ranks second in the nation when it comes to the contribution internal exports make to provincial income," Van Mulligen said. "After careful study, the government has concluded that the Trade, Investment and Labour Mobility Agreement is not for Saskatchewan. We remain committed to the economic prosperity agenda outlined in the last Throne Speech and will focus on building upon our strong internal trade through other means."

The Standing Committee's report confirmed what several previous surveys and reports have said: that the most important internal trade problem identified by Saskatchewan's business community is the existence of 'nuisance' or non-policy-related differences in regulations and standards between provinces that are costly to comply with and that can create economic inefficiencies that make firms less productive and competitive.

To address those regulatory issues that the Committee identified as important to Saskatchewan's interests, the provincial government will be asking six joint government-stakeholder working groups to develop solutions within the framework of the Government of Saskatchewan's Regulatory Enhancement Strategy.

The joint working groups will focus on the following areas; Transportation, Corporate Registration, Financial Services, Renewable Energies, Agriculture and Labour Mobility. The specific mandates, structures and compositions of these joint working groups will be developed and announced in the coming weeks. They will be required to report progress to Cabinet and the public on a regular basis.

In addition, Saskatchewan will seek to improve the Agreement on Internal Trade (AIT) by enhancing its dispute resolution process, ensuring full labour mobility of regulated professions and trades, adding a new energy chapter, addressing 'nuisance' differences in regulations and standards in priority sectors and by expanding the scope of its coverage incrementally. The province will also explore new opportunities for trade collaboration with neighbouring provinces and U.S. states.

"We are certain that the changes we make to improve internal trade will ensure Saskatchewan remains the best place in Canada for young people and families to build strong futures," Van Mulligen said.

For more information on internal trade in the province, go to www.gr.gov.sk.ca/internaltrade.htm.

Commission Disciplinary Action

The Saskatchewan Real Estate Commission's complete written hearing decisions are available on the website at www.srec.ca. Select the menu item "Decisions" in the menu bar at the top of the home page.

Reg Kotlar, Broker, Sutton Group – Norland Realty (Saskatoon)

Date of Hearing: May 10, 2007

Date of Written Decision: June 5, 2007

Disposition: Reg Kotlar received a letter of reprimand and an order to pay a \$500 fine for violating Commission Bylaw 726(b).

Violation: Commission Bylaw 726(b) states: "Any advertisement or incentive or the offering of any incentive or the participation in an incentive program to the public as an inducement to trade in real estate undertaken or authorized by a registrant shall not be inaccurate."

Details: Reg Kotlar advertised a property on behalf of his client that included square footage that was partially recessed into the ground. After taking possession of the property, the buyer discovered a square footage discrepancy and alleged that the seller hid material defects to the property. The investigation confirmed that Reg Kotlar misrepresented the square footage; however, did not err relating to efforts at discovering patent defects at the property.

In assessing the sanction, the hearing panel acknowledged Reg Kotlar's admission of an advertising error and that there was no apparent harm to the consumer.

Traci Main, Salesperson, Century 21 Conexus Realty Ltd. (Regina)

Date of Hearing: May 10, 2007

Date of Written Decision: June 5, 2007

Disposition: Traci Main received a letter of reprimand; an order to pay a \$2,000 fine for violating Commission Bylaw 726(c); and an order to pay \$300 in investigation costs.

Violation: Commission Bylaw 726(a) states: "Any advertisement or incentive or the offering of any incentive or the participation in an incentive program to the public as an inducement to trade in real estate undertaken or authorized by a registrant shall not be false."

Details: In September 2005 Traci Main purchased a Regina property to be used for revenue purposes. In June 2006, Traci Main listed the property for sale through her brokerage and advertised the property as having new shingles in 2004. During the course of the investigation, Traci Main acknowledged her belief that she and Andy Schmidt put new shingles on the property in 2006 as opposed to 2004. Only when confronted with irrefutable proof that new shingles did not exist at the property, did Traci Main acknowledge that her advertising representations regarding new shingles came by way of hearsay from Andy Schmidt.

The hearing panel acknowledged Ms. Main as a first offender and providing factually incorrect information to the Saskatchewan Real Estate Commission's review officer. As Traci Main owned the property, the hearing panel determined that the advertising error was extremely significant and one that could have easily been remedied by an on-site visitation by Traci Main at any time after possession.

Leo Morrison, Salesperson, Sutton Group – Norland Realty (Saskatoon)

Date of Hearing: May 10, 2007

Date of Written Decision: June 5, 2007

Disposition: Leo Morrison received a letter of reprimand; an order to pay a \$5,000 fine; and an order to successfully complete the *Real Estate as a Professional Career* course for violating Commission Bylaw 726(b).

Violation: Commission Bylaw 726(b) states: "Any advertisement or incentive or the offering of any

Results of recent Mitigation and/or Formal Hearings conducted by the Commission.

incentive or the participation in an incentive program to the public as an inducement to trade in real estate undertaken or authorized by a registrant shall not be inaccurate.”

Details: Leo Morrison advertised a lake front property on behalf of his parents that included representation of the property’s lot dimension and cabin square footage. After taking possession of the property, the buyers discovered that the property was not as represented by Mr. Morrison. Further inquiries resulted in the buyers hiring a professional surveyor to document the actual lot and building dimensions. The surveyor discovered that the property’s irregular shaped lot resulted in the encroachment of the cabin on the adjacent property. The survey further confirmed that the property’s lot description and cabin size was in discrepancy with the conveyed advertisements supplied by Mr. Morrison.

In assessing the sanction, the hearing panel acknowledged Leo Morrison admission of an advertising error and his previous sanction history.

Andy Schmidt, Salesperson, Century 21 Conexus Realty Ltd. (Regina)

Date of Hearing: May 10, 2007

Date of Written Decision: June 5, 2007

Disposition: Andy Schmidt received: a letter of reprimand; an order to pay a \$3,000 fine for violating Commission Bylaw 726(c); an order that his Certificate of Registration be suspended for 90 days for violating Commission Bylaw 701; an order to pay a \$5,000 fine for violating Commission Bylaw 701; and an order to pay \$300 in investigation costs.

Violations:

- (a) Commission Bylaw 726(a) as follows: On June 2, 2006, while selling a property owned by himself and Traci Main in Regina (hereinafter referred to as the “Property”), Andy Schmidt represented the Property as having “new furnace 2004 + shingles”. Andy Schmidt did not own the Property in 2004 and had no knowledge whether the owner of the Property in 2004 had put shingles on the Property; and
- (b) Commission Bylaw 701 as follows: Andy Schmidt provided written and verbal responses to the Saskatchewan Real Estate Commission’s Review Officer that claimed he had placed new shingles on the Property in 2006 when such was not the case.

Details: In September 2005 Andy Schmidt and his partner purchased a Regina property to be used for revenue purposes. In the spring of 2006, Andy Schmidt and Traci Main listed the property for sale through their brokerage and advertised the property as having new shingles in 2004. During the course of the investigation, Andy Schmidt acknowledged to the review officer that indeed he personally put new shingles on the property in 2006 as opposed to 2004. In December 2006, when confronted with irrefutable proof that new shingles did not exist at the property; that the shingles were aged and totally deteriorated, Andy Schmidt acknowledged his mistake in advertising and making a factually incorrect representation to the review officer.

The hearing panel acknowledged that Andy Schmidt provided a factually incorrect response to the Saskatchewan Real Estate Commission’s review officer. As Andy Schmidt owned the property, the hearing panel determined that the advertising error was extremely significant and one that could have easily been remedied.



Notification to SREC

Pursuant to Section 33 of *The Real Estate Act*:

A brokerage shall notify the Commission in writing no later than five days after the occurrence of any of the following:

- (a) a change in the address of its main office or a change in the address of a branch office;
- (b) the opening or closing of a trust account;
- (c) a change in the membership or ownership of the brokerage, if the brokerage is a sole proprietor or firm;
- (d) a change in its business name, if the brokerage is a firm or corporation;
- (e) a change in its officers or directors, if the brokerage is a corporation;

(f) a change in the designation of the official, if the brokerage is a firm described in subsection 21(4) or a corporation;

(g) any amalgamation to which it has been a party, if the brokerage is a corporation.

No later than five days after changing his or her address for service, a registrant shall notify the Commission in writing of his or her new address for service.

Where a brokerage intends to discontinue its operation or merge with another brokerage, it shall notify the Commission at least 10 days prior to the discontinuance or merger.

Commission Members

Larry Gingerich (Saskatoon,) Chairperson
 Cheryl Elliott (Prince Albert), Vice Chairperson
 Donnett Elder, Regina
 Richard Jeanneau, Saskatoon
 Phillip Mack, Regina
 Scott Musgrave, Lloydminster
 Anne Odishaw, Saskatoon
 Terry Powell, Saskatoon
 John Puderak, Saskatoon
 Ron Skinner, Yorkton
 Cameron Wilkes, Regina

Commission Staff

Al Jacobson, Executive Director/Registrar
 Ed Miller, Director of Investigations/Audits
 Verna Olfert, Director of Registration
 Jason Weiler, Systems Administrator
 Allan York, Investigative Accountant

SREC Contact Info

Saskatchewan Real Estate Commission
 237 Robin Crescent
 Saskatoon, SK
 S7L 6M8

Our fax number is: **306-373-2295**

Our telephone numbers are:

1-306-374-5233

1-877-700-5233 (Toll Free)

Our website address is: **www.srec.ca** and we may be reached at the following e-mail addresses:

Al Jacobson	ajacobson@srec.ca
Ed Miller	emiller@srec.ca
Verna Olfert	volfert@srec.ca
Jason Weiler	jweiler@srec.ca
Allan York	ayork@srec.ca