

**DECISION OF
THE SASKATCHEWAN REAL ESTATE COMMISSION
AND CONSENT ORDER**

Hyde (Re), 2026 SKREC 21

Date: October 7, 2026
Commission File: 2026-48

**IN THE MATTER OF
THE REAL ESTATE ACT, C. R-1.3 AND
IN THE MATTER OF BRADLEY HYDE**

Before: A Saskatchewan Real Estate Commission Hearing Committee
comprised of the following:

Christopher Boychuk - Chairperson
Tyler Badinski
Alberta Mak

CHARGE and ADMISSION OF MISCONDUCT:

[1] The registrant is charged with and is admitting to professional misconduct as follows:

Count 1:

That, contrary to section 39(1)(c) of *The Real Estate Act*, Mr. Hyde breached Bylaw 720 by making an affidavit containing false information.

LEGISLATION:

[2] Section 39(1)(c) of *The Real Estate Act* states:

“Professional misconduct is a question of fact, but any matter, conduct or thing, whether or not disgraceful or dishonourable, is professional misconduct within the meaning of this Act, if...it is a breach of this Act, the

regulations or the bylaws or any terms or restrictions to which the registration is subject.”

[3] Bylaw 720 states:

“A registrant shall not make an affidavit that contains false information.”

FACTS:

- [4] Mr. Hyde has been continuously registered as a salesperson under the provisions of *The Real Estate Act* (the “Act”) in the Province of Saskatchewan with the Saskatchewan Real Estate Commission since July 1, 2011.
- [5] Mr. Hyde has taken the following real estate courses:
- Phase 1 - Real Estate as a Professional Career; and
 - Residential Real Estate as a Professional Career.
- [6] Mr. Hyde has completed the continuing professional development seminars each registration year since 2011-2012.
- [7] Mr. Hyde is presently registered under the provisions of the *Act* as a Salesperson with Boyes Group Realty Inc. (“Boyes Group”).
- [8] From October 15, 2025 to April 13, 2026 Mr. Hyde was registered with Real Broker SK.
- [9] On October 15, 2025, Commission staff received a Saskatchewan Real Estate Commission New Application or Re-Instatement or Renewal form requesting to register Mr. Hyde as a salesperson with Real Broker SK (the “2025 Registration Form”).
- [10] On the 2025 Registration Form Mr. Hyde answered “no” to all questions on the Part E – Personal Declaration & Applicant Affidavit.
- [11] On April 10, 2026, Mr. Hyde completed a Saskatchewan Real Estate Commission New Application or Re-Instatement or Renewal form to register with Boyes Group (the “2026 Registration Form”).
- [12] On the 2026 Registration Form, Mr. Hyde marked “yes” to question number 6 on the Part E – Personal Declaration & Applicant Affidavit.
- [13] Question 6 asks *“Have you or has any business you owned or participated in as a Director or Officer Been in Bankruptcy or the subject of any bankruptcy proceedings or a compromise with creditors?”*

- [14] Underneath the question, Mr. Hyde made the notation “*Consumer Proposal back in day*”.
- [15] The 2026 Registration Form was submitted to the Commission on April 13, 2026, by Broker A, the registered broker for Boyes Group.
- [16] On April 13, 2026, Commission staff sent an email response to Broker A requesting further information. The email stated “*Bradley checked “yes” to question 6, but never disclosed this previously to SREC. When was this bankruptcy closed and does he have the supporting documents stating that the consumer proposal is completed?*”
- [17] On April 13, 2026, Broker A responded via email “*I’ll get details. I think it was years and years ago maybe. He just text me was over ten years ago I think back in the hallmark days maybe.*”
- [18] On April 13, 2026, Mr. Hyde responded “*It was a consumer proposal and it has been paid out for at least 7 years it was 10 years ago if you need exact date*”.
- [19] On May 19, 2026, Mr. Hyde provided Commission staff with a letter confirming his consumer proposal filed on September 16, 2016 was discharged on June 25, 2018.
- [20] At no time was there any intention to mislead, conceal information, or be deceptive with the Commission. The failure to disclose was purely an oversight and misunderstanding.
- [21] Mr. Hyde fully understands the importance of complete disclosure requirements moving forward and acknowledged that this oversight should not have occurred. Steps will be taken to ensure all future applications and filings are reviewed more carefully to avoid any similar issue in the future.

REASONS:

- [22] The Investigation Committee and Mr. Hyde considered the following as relevant in agreeing to the within consent order:

Mitigating Factors

- [23] Mr. Hyde has no previous sanction history.

Aggravating Factors

- [24] There are no aggravating factors.

Prior Decisions & Other Considerations

- [25] In May of 2012, the Appeals Committee of the Real Estate Council of Ontario rendered a decision [*In the Matter of Suzette Thompson*](#) (“Thompson”). The Appeals Committee in *Thompson* set out a series of factors to be considered when determining the appropriate sanction for a registrant found in breach of the legislation. The factors are as follows:
1. The nature and gravity of the breaches of the Code of Ethics.
 2. The role of the offending member in the breaches.
 3. Whether the offending member suffered or gained as a result of the breaches.
 4. The impact of the breaches on complainants or others.
 5. The need for specific deterrence to protect the public.
 6. The need for general deterrence to protect the public.
 7. The need to maintain the public’s confidence in the integrity of the profession.
 8. The degree to which the breaches are regarded as being outside the range of acceptable conduct.
 9. The range of sanction in similar cases.
- [26] These factors are reasonable considerations and can offer guidance to members of a Hearing Committee tasked with crafting an appropriate sanction for a registrant found to have committed professional misconduct. These factors have been consistently applied in Saskatchewan Real Estate Commission consent orders since September 2016.
- 1. The nature and gravity of the breaches of the Code of Ethics.*
- [27] Mr. Hyde made an untrue statement in the Personal Declaration & Applicant Affidavit section of a New Application or Re-Instatement or Renewal form.
- 2. The role of the offending member in the breaches.*
- [28] Mr. Hyde was the only registrant involved in his breach of Bylaw 720.
- 3. Whether the offending member suffered or gained as a result of the breaches.*
- [29] There is no evidence to suggest that Mr. Hyde suffered any losses or enjoyed any benefits as a result of his breach.
- 4. The impact of the breaches on complainants or others.*
- [30] Mr. Hyde’s false affidavit challenges the Commission’s ability to regulate the real estate industry which can, in turn, damage the public perception of the Commission’s ability to ensure registrants are conducting themselves appropriately in the course of their practice.
- 5. The need for specific deterrence to protect the public.*
- [31] Mr. Hyde needs to understand that an executed Affidavit is not simply a form, but is a sworn legal document attesting to the truth of the statements contained within the document.

6. *The need for general deterrence to protect the public.*
- [32] All registrants need to understand the nature and gravitas of an Affidavit and must be made aware that an executed Affidavit is a sworn legal document attesting to the truth of the statements contained within the document.
7. *The need to maintain the public's confidence in the integrity of the profession.*
- [33] The public must be confident that registrants they deal with are conducting themselves with honesty and integrity, and in compliance with the requirements set out in the legislation. The public must be reassured that the Commission is receiving the information it needs in order to properly regulate its registrants.
8. *The degree to which the breaches are regarded as being outside the range of acceptable conduct.*
- [34] Mr. Hyde's conduct falls below the standard expected of registrants, but it was not egregious.
9. *The range of sanction in similar cases.*

A. What is an appropriate sanction for Mr. Hyde's breach of Bylaw 720?

- [35] There are two previous decisions pursuant to Bylaw 720.
- [36] In *Hertz (Re)*, [2025 SKREC 29](#) (file 2025-81) ("*Hertz*"), Valerie Hertz was issued an order of reprimand and \$3,000 fine for breaching Commission Bylaw 720 by making an affidavit that contained false information. The fine for Ms. Hertz's violation of Commission Bylaw 720 was significantly reduced due to the fact that she self-reported her error.
- [37] While completing the 2025 CPD course Ms. Hertz learned of the necessity of disclosing personal bankruptcy to the Commission. Ms. Hertz went through bankruptcy proceedings in 2015 and received an absolute discharge in 2018, she did not advise the Commission. She sought advice from her broker and promptly notified the Commission. Each year since her bankruptcy proceedings, Ms. Hertz answered no to the bankruptcy related question on the Affidavit of Applicant section of the renewal form.
- [38] The Hearing Panel's decision recognized that an affidavit is a legal statement attesting to the truth of the statement and providing false information in an affidavit is a serious offence, as indicated by the previous sanction history for this violation.
- [39] The Hearing Panel also considered another decision in which the registrant self-reported her violation and determined that appropriate weight must be given to the act of self-reporting and that this mitigating factor would reduce the fine that would otherwise be ordered.

- [40] The Hearing Committee weighed Ms. Hertz self-reporting as a significant mitigating factor. Ms. Hertz had no previous sanction history and there were no aggravating factors.
- [41] Mr. Hyde's breach of the legislation is similar in nature to that of the registrant in *Hertz*. However, while both Mr. Hyde and Ms. Hertz did not have any previous sanction history, Ms. Hertz self-reported her mistake and this was a significant mitigating factor which reduced the fine that would otherwise have been ordered.
- [42] In *Zareh (Re)*, [2024 SKREC 12](#) (file 2023-71) ("*Zareh*") Shaheen Zareh was issued an order of reprimand, 14 day suspension of his certificate of registration and an \$8,000 fine for his breach of Bylaw 720. He also received a \$3,000 fine for breach of Bylaw 723(e).
- [43] In December 2023, Mr. Zareh transferred his registration from one brokerage to another and, as part of the transfer process, was required to fill out a New Application or Re-Instatement or Renewal form, which was sworn before a Notary Public and subsequently submitted to the Commission. In the Personal Declaration and Affidavit of Agent section of the form, Mr. Zareh answered "no" to question 7 which asks "Have you been found in violation of any Act, regulations or bylaws that required a license or registration?" This was untrue as Mr. Zareh had previously been sanctioned for violations of *The Real Estate Act* and the bylaws.
- [44] Mr. Zareh stated that he did not read the question with care, and assumed it was in regard to criminal or other offences not pertaining to *The Real Estate Act* and that it was not his intention to deceive the Commission.
- [45] Mr. Zareh was cooperative with the investigation, however he had a significant previous sanction history.
- [46] Mr. Hyde's breach of Bylaw 720 was less serious than that of the registrant in *Zareh*. Both Mr. Hyde and Mr. Zareh provided false answers on their Personal Declaration and Affidavits. Neither registrant intended to deceive the Commission. Mr. Zareh provided false information as a result of failing to pay sufficient attention to the questions, while Mr. Hyde stated that his omission was an honest mistake and purely an oversight and misunderstanding on his part. However, Mr. Zareh had a significant previous sanction history, which included multiple fines and a suspension, while Mr. Hyde has no prior sanction history.
- [47] An affidavit is a legal statement attesting to the truth of the statement. Providing false information in an affidavit is a serious offence, as indicated by the sanction ordered in *Zareh*. Mr. Zareh's prior sanction history was a significant aggravating factor.
- [48] While there were aggravating factors involved in *Zareh*, there are no such aggravating factors in this case.

[49] An order of reprimand and \$6,000 fine are appropriate sanctions for Mr. Hyde's breach of Bylaw 720.

[50] As Mr. Hyde has agreed to sign this consent order, there will be no order as to costs.

CONSENT ORDER:

[51] In accordance with *The Real Estate Act*, its Regulations, and the Commission Bylaws, and with the consent of Mr. Hyde, and the Investigation Committee of the Saskatchewan Real Estate Commission, the Hearing Committee hereby orders:

[52] With respect to Count 1, the charge of professional misconduct contrary to section 39(1)(c) of *The Real Estate Act* for breach of Bylaw 720:

- a. Mr. Hyde shall receive an order of reprimand for the violation of Bylaw 720;
- b. Mr. Hyde shall, within 6 months of the date of this order, pay to the Saskatchewan Real Estate Commission a \$6,000 fine for the said violation of the *Act*; and
- c. Mr. Hyde's registration shall be terminated if he fails to make payment as set out above.

[53] There shall be no order as to costs.

Dated at Saskatoon, Saskatchewan, this 7th day of October, 2026.

Christopher Boychuk
Hearing Committee Chairperson