

THE REAL ESTATE COUNCIL OF ALBERTA

File No	MMS-03071
Process	Disposition by Registrar section 39 & 83 of the Real Estate Act
Name	Amir Wasef
License	Real Estate Associate
Industry Council	Residential Real Estate Broker
Conduct Brokerage	Canadian Independent Realty Ltd. o/a CIR Realty
Current Brokerage	Real Estate Professionals Inc.
Document	ADMINISTRATIVE PENALTY
Penalty	\$1,500
Decision Date	October 31, 2025

TO: Amir Wasef

The Registrar of the Real Estate Council of Alberta (RECA) has determined there is sufficient evidence you have contravened section 62(1)(a)(iv) of the *Real Estate Act Rules* and this is conduct deserving of sanction.

Rule 62(1) – *A licensee trading in real estate on the licensee’s own behalf, either directly or indirectly, must disclose in writing:*

(a) to a buyer or seller who is not represented by a licensee:

(iv) complete details of any negotiations for a further trade of the real estate or the licensee’s interest in it to another person

Particulars of the contravention(s):

1. In or around June 2023, while trading in real estate on your own behalf, you failed to disclose the complete details of negotiations for a further trade to a seller who was not represented by a licensee, contrary to section 62(1)(a)(iv) of the Real Estate Act Rules:
 - a) In June 2023, you entered residential purchase contracts for [UNIT 1] and [UNIT 2] [ADDRESS]. You were the buyer, and the seller was [S.K], who was not represented by a licensee.

- b) You were in communication with [C.P] about [C.P] potentially purchasing the properties.
- c) On or around June 10, 2023, you assigned the purchase contracts to [N.P INC]., which was owned by [C.P].
- d) [N.P INC]. paid you a fee in exchange for assignment of the contracts.
- e) You did not disclose to [S.K], in writing, the complete details regarding your negotiations with [C.P] for this further trade in real estate.

The Registrar considered the following aggravating and mitigating factors:

Aggravating Factors

- You had previously been educated about personal trade disclosures by your brokerage.
- Unrepresented consumers dealing with a licensee in a personal trade transaction are vulnerable.

The Registrar may not treat further similar instances of this conduct in the same manner.

Appeal

You have the right to appeal this Administrative Penalty to a Hearing Panel. Make sure to read the following important information if you intend to appeal

- **Section 83.1 of the *Real Estate Act***
- The attached Information Sheet and
- The *Hearing and Appeals Practice and Procedure Guidelines*

The Hearing and Appeals Practice and Procedure Guidelines are posted here:

<https://www.reca.ca/wp-content/uploads/2018/07/Hearing-and-Appeal-Practice-and-Procedures.pdf>

Read the following sections of the Guidelines relating to specific appeals:

- Part 8 for Penalty appeals

If you fail to take steps to initiate your appeal required by section 83.1, within 30 days of receiving this penalty you will lose your right to appeal.

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 section 56 of the *Real Estate Act* and may suspend your licence under section 38.1 of the Rules.

On Payment of 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 section 81 of the *Real Estate Act* with an offence for the contravention(s) in this Administrative Penalty.

Dated October 31, 2025, at Calgary, Alberta.

“Signature”

Warren Martinson, Registrar
Real Estate Council of Alberta

cc [C.M], Real Estate Broker
CIR Realty

[A.F], Real Estate Broker
Real Estate Professionals Inc.