

**THE REAL ESTATE BROKERS ACT** ) **Order No. 2564**  
)  
**Section 47** ) **October 11, 2006**

**Access Properties Ltd.**

**WHEREAS:**

- (A) Access Properties Ltd. (the "Applicant") is registered as a broker under The Real Estate Brokers Act (the "Act");
- (B) Subsection 3(9) of the Act states that a broker shall not appoint an authorized official to be in charge of more than one office;
- (C) The Applicant has applied to The Manitoba Securities Commission (the "Commission") for an order that the Applicant shall be exempt from the provisions of section 3(9) of the Act;
- (D) The Applicant has represented to the Commission that:
1. The Applicant maintains a real estate office in Ile Des Chenes, Manitoba (referred to in this order as the "Head Office"), where it currently employs Audrey Marlene Hogue ("Hogue"), President of the Applicant, as its authorized official;
  2. The Applicant intends to open up another real estate office at 539 B Main Street in Ile Des Chenes ("Branch Office") with Hogue as the authorized official and Gerald Bernard Joseph Lamoureux, a salesperson registered under the Act;
  3. It would not be economically feasible for the Applicant to employ another authorized official to manage the Branch Office;
  4. The Applicant will maintain all documents, records, and trust account records for activities conducted at the Head Office and the Branch Office at the Head Office.
- (E) The Commission is of the opinion that it would not be prejudicial to the public interest to grant the order requested.

**IT IS ORDERED:**

1. **THAT**, pursuant to section 47 of the Act, the Applicant shall be exempt from subsection 3(9) of the Act with respect to the Branch Office on condition that Hogue remains registered as the authorized official of the Applicant's Head Office and Branch Office;
2. **THAT** the fee for this order shall be \$150.00.

**BY ORDER OF THE COMMISSION**

**Director-Legal**