

THE REAL ESTATE BROKERS ACT) **Order No. 2506**
)
Section 47) **August 11, 2004**

All-Purpose Realty Services Inc.

WHEREAS:

(A) Application has been made to The Manitoba Securities Commission (the “Commission”) by All Purpose Realty Services Inc. (the “Applicant”) for an order pursuant to section 47 of The Real Estate Brokers Act (the “Act”).

(B) The Applicant has represented to the Commission that:

(1) The Applicant’s head office is located at 414-220 Duncan Mill Road, Toronto, Ontario, M3B 3J5;

(2) The Applicant was registered with the Commission from February 27 1995 until September 12, 1995; from November 17, 1995 until November 17, 1997; and also from March 19, 1998 until March 19, 2002, when its registration expired. The applicant has not been registered with the Commission since that date;

(3) The Applicant is currently registered as a real estate broker in Ontario and Alberta;

(4) The Applicant’s activities are of a strictly referral nature and it will not engage in the listing or selling of real estate trades or transactions in the Province of Manitoba;

(5) Under the program:

- i. The Applicant will advertise its referral services to the public;
- ii. Customers contact the Applicant for referrals;
- iii. The Applicant refers the business to various registered real estate brokers;
- iv. The Applicant collects a referral fee when a transaction is completed;
- v. The Applicant will not maintain any real estate agent or mandatory trust fund in the Province of Manitoba

(C) The Commission is satisfied that compliance with the Act would not advance the purposes of the Act, and that it would not be contrary to the public interest to make this order.

IT IS ORDERED:

1. **THAT**, pursuant to section 47 of the Act, the Applicant shall be exempt from the provisions of the Act and the Regulations under the Act.

2. **THAT** the fee applicable to this order shall be \$150.

BY ORDER OF THE COMMISSION

Deputy Director