

THE REAL ESTATE BROKERS ACT) **Order No. 2550**
Section 9)
)
THE SECURITIES ACT)
Section 29) **December 16, 2005**

SANDEEP CHAHAL

WHEREAS:

(A) This matter came on for hearing before The Manitoba Securities Commission (the “Commission”) on November 22 and December 1, 2005 pursuant to a request by Sandeep Chahal (“Chahal”) to have the decision of the Registrar denying Chahal’s application to be registered as a salesman under The Real Estate Brokers Act (the “Act”).

(B) On November 22 and December 1, 2005 the Commission heard all evidence called and the submissions of the staff of the Commission and counsel for Chahal.

(C) Upon reviewing the evidence and submissions from the parties, the Commission has concluded that it would not be contrary to the public interest to grant Chahal’s application to become registered as a salesman under the Act provided that certain conditions, as hereinafter ordered, are met.

IT IS ORDERED:

1. THAT, pursuant to section 9 of the Act and section 29 of The Securities Act, Chahal shall be registered as a salesman with Royal LePage Prime Real Estate as his employing broker subject to the conditions that:

- a) The sales manager will accompany Mr. Chahal on all listing appointments and review any market analysis for an initial three month period;
- b) All contracts will be reviewed before they are presented;
- c) Mr. Chahal’s daytimer will be reviewed on a weekly basis or more frequently, if required;
- d) The records of Mr. Chahal’s pager will be retrieved and stored on a daily basis;
- e) Mr. Chahal’s monthly cell phone log will be obtained and stored;
- f) Homes will only be shown without the seller present if Mr. Chahal is in the company of another agent;
- g) Mr. Chahal will not obtain a keysafe key;
- h) Mr. Chahal will not accept any cash deposits.

Mr. Froese and/or Mr. Shanski will be required to report to the Registrar as to Mr. Chahal's compliance with these conditions on a periodic basis, to be determined by the Registrar.

2. Such conditions will remain in force until the current criminal proceedings are dealt with by the Courts or until the Registrar deems otherwise.

3. Mr. Froese and Mr. Shanski will also be jointly responsible to advise the Registrar immediately if Mr. Chahal is convicted of a criminal offence.

BY ORDER OF THE COMMISSION

Director – Legal