

THE REAL ESTATE BROKERS ACT) **Order No. 2575**
)
Section 47) **March 21, 2007**

**Berend Vandermeulen o/a
Heritage Realty**

WHEREAS:

(A) Berend Vandermeulen o/a Heritage Realty (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 will be maintaining a real estate office in Morris, Manitoba, where it currently employs Berend Vandermeulen (“Ben”), proprietor, as its authorized official, and Bruce Delmar Ralph Third and John “Warren” Kroeker as salesmen;

2. The Applicant intends to operate a real estate office in Carmen with Ben as the authorized official;

3. It would not be economically feasible for the Applicant to employ another authorized official to manage the office in Morris;

4. The Applicant is requesting permission for Ben to be appointed authorized official in charge of both the Morris and Carmen branch offices.

(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 office in Carmen;

2. **THAT** this order will expire on April 21, 2008;

3. **THAT** the fee for this order shall be \$150.00.

BY ORDER OF THE COMMISSION

Deputy Director-Legal