

THE REAL ESTATE BROKERS ACT

)

Order No. 2598

)

Section 47

)

November 5, 2008

**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 should be exempt from the provisions of section 3(9) of the Act;

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

1. That the Applicant will be maintaining an office in Carman, Manitoba, where it currently employs Berend Vandermeulen as its authorized official;

2. The Applicant intends to operate a real estate office in Morris, Manitoba, with Vandermeulen as the authorized official with Bruce Third as a salesperson registered under the Act;

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 Vandermeulen to be appointed as authorized official in charge of the Morris branch 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 section 3(9) of the Act with respect to the office in Morris;

2. **THAT** this order will expire on November 15, 2009.

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

BY ORDER OF THE COMMISSION

Douglas R. Brown, Director - Legal