

IN THE MATTER OF: THE REAL ESTATE SERVICES ACT

-and-

**IN THE MATTER OF: WILLIAM MURRAY AND

 MANCOM REALTY INC.**

**STATEMENT OF ALLEGATIONS OF STAFF OF
THE MANITOBA SECURITIES COMMISSION**

**STAFF OF THE MANITOBA SECURITIES COMMISSION ALLEGE, AMONG
OTHER THINGS, THAT:**

A. REGISTRATION

1. Mancom Realty Incorporated ("**MANCOM**") is a corporation incorporated in the province of Manitoba, registered as a brokerage under *The Real Estate Services Act* ("**RESA**"). It was previously as a brokerage under the RESA's predecessor legislation, *The Real Estate Brokers Act* ("**REBA**") which legislation was in effect until January 1, 2022.
2. At all material times, William Ronald Murray ("**MURRAY**") was the official of MANCOM under RESA and was the authorized official of MANCOM under the REBA. MURRAY has been registered as real estate broker since November 9, 2022.
3. MURRAY is also a practicing lawyer in the province of Manitoba and has been so since June 24, 1975.
4. At all material times, MANCOM was registered as a brokerage under the RESA and the REBA.

B. DETAILS

Discipline Decision of the Law Society of Manitoba

5. On June 20, 2022, The Law Society of Manitoba ("**LSM**") held a disciplinary hearing ("**Hearing**") concerning professional misconduct relating to MURRAY's improper use of his law firm's trust account for his legal practice ("**Trust Account**").
6. MURRAY pled guilty to the professional misconduct which included Violation #1 and Violation #2 described below prior to the Hearing. The LSM subsequently issued a decision under *The Legal Professions Act* ("**LSM Decision**").
7. The LSM Decision concluded that Murray violated certain of the LSM's Financial Accountability Rules ("**Trust Account Rules**") relating specifically to two counts of Professional Misconduct:
 - 1) MURRAY violated the Trust Account Rules when he accepted money into the Trust Account that was not related to legal services, but rather to property management services ("**Violation #1**"); and
 - 2) MURRAY violated the Trust Account Rules when he used the Trust Account for personal matters ("**Violation #2**").

Violation #1: Accepting money not related to legal services into the Trust Account

8. Violation #1 related to certain legal and property management services which MURRAY provided to a client. Through MANCOM, MURRAY assisted his client in collecting rents and paying expenses.
9. Between the years of 2002 – 2018, rents in excess of \$2,500,000.00 (the "**Rents**") were paid by some tenants into the Trust Account, and from this amount, disbursements of 5% of total rents were paid to MANCOM for property management services, in addition to other disbursements.
10. In accordance with the Trust Account Rules, the Rents should have been paid directly to the client or should have been paid into MANCOM's trust account.

11. Because the Rents were paid into the Trust Account, not a MANCOM account, the Rents were not subject to audit, or a security bond, as was required under REBA.

Violation #2: Using the Trust Account for Personal Matters

12. Violation #2 related to MURRAY's use of the Trust Account for personal matters.
13. MURRAY used the Trust Account to deal with some family financial matters, meaning he comingled certain funds for his real estate property management business and family matters.

LSM Decision Penalties

14. Pursuant to joint submissions from counsel for MURRAY and counsel for the LSM, the LSM ordered that MURRAY:
 - (a) be fined \$10,000.00;
 - (b) comply with the following conditions:
 - I. that he not act for, or as, personal representative of the estate of a deceased person or for, or as, the attorney of an incompetent person (excepting acting as personal representative or attorney for a family member);
 - II. his use of trust accounts and handling of trust monies be restricted to matters where the client is a person at arm's length unless such use for any non-arm's length client is approved in advance by the [CEO of LSM] or her delegate;
 - (c) within 30 days, disclose to the Registrar under [RESA] that he received into his law firm trust account and not his broker's trust account moneys that were collected by [MANCOM] and disbursed by it for the management of properties of [his clients] including providing a copy of the ledger for [the Trust Account]; ("**LSM Ordered Disclosure**"); and
 - (d) pay a contribution to costs in the amount of \$7,500.00.


Disclosure of LSM Decision to MSC and Further Investigation

15. On June 22, 2022, in accordance with the LSM Decision, MURRAY made the LSM Ordered Disclosure.
16. MURRAY frequently used the Trust Account not his broker's trust account for the management of properties of his clients.
17. MURRAY provided the property management services to 9 clients, from 1999 to 2018, dispersing in total \$2,710,790.07 from the Trust Account.

C. ALLEGATIONS

1. Staff of the Commission allege that:
 - (a) MURRAY and MANCOM failed to deposit trust money received in connection with a trade or transaction in real estate in a trust account for MANCOM and keep the trust money separate and apart from other money contrary to subsection 26(1) of the REBA;
 - (b) MURRAY and MANCOM's conduct, as set out above, was contrary to the public interest;and that due to these allegations, it is in the public interest that the registration of the MURRAY and MANCOM under the RESA be suspended or cancelled.
2. Such further and other matters as counsel may advise and this Commission permits.

DATED at Winnipeg, Manitoba this 13th day of November, 2025



Director

TO: WILLIAM MURRAY

AND TO: MANCOM REALTY INCORPORATED