

**THE REAL ESTATE BROKERS
ACT**

) Order No. 2504

)

Section 47

) July 29, 2004

4579136 Manitoba Ltd. o/a
Royal LePage Advantage Realty

WHEREAS:

(A) 4579136 Manitoba Ltd. o/a Royal LePage Advantage 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 maintains a real estate office in Steinbach, Manitoba, where it currently employs Cornelius Peters (Cornell) Friesen ("Friesen") President of the Applicant, as its authorized official;

2. The Applicant intends to open up a real estate office in Niverville with Friesen as the authorized official and Clarence Braun, a salesperson registered under the Act;

3. The Applicant intends to open a real estate office in Falcon Lake, with Friesen as the authorized official and Paul Douglas Duncan, a salesperson registered under the Act;

4. It would not be economically feasible for the Applicant to employ another authorized official to manage the offices in Niverville and Falcon Lake;

5. The Applicant is requesting permission for Friesen to be appointed authorized official in charge of the offices in Steinbach, Niverville and Falcon Lake.

(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 offices in Steinbach, Niverville and Falcon Lake;

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

BY ORDER OF THE COMMISSION

Director - Legal