

IN THE MATTER OF THE REAL ESTATE SERVICES ACT

- AND -

**IN THE MATTER OF PAUL DALGAARD ELKJAR, DBA
VIKING MANAGEMENT**

ORDER UNDER SECTIONS 51 and 49

Upon reviewing the submissions and exhibits of staff, I am of the opinion that:

1. Paul Dalgaard Elkjar, ("Elkjar") dba Viking Management, ("Viking") provided and continues to provide strata property management services as of January 1, 2006.
2. Elkjar/Viking is an unlicensed property manager with a business address of #B3 – 1410 Parkway Boulevard, Coquitlam, British Columbia, V3E 3J7.
3. Elkjar has been collecting strata fees from residents in several buildings he manages, and having the money deposited directly into his personal bank account. The residents' funds are being held without the benefit of a trust account.
4. Financial records for the strata properties managed by Elkjar are not available for inspection, are not audited, and are not being turned over on demand to the strata council representatives.
5. On January 1, 2006, individuals and entities wishing to provide strata property management services were required to be licensed under the Real Estate Services Act (the "Act").
6. Letters were sent by both the Real Estate Council of British Columbia (the "Council") and staff of the Superintendent of Real Estate notifying Elkjar of the requirements for licensing under the Act.
7. Elkjar has not submitted an application for licensing to provide strata property management services to the Council.
8. Elkjar has disregarded numerous efforts to contact him by both the Council and the Superintendent of Real Estate's staff.

Superintendent of Real Estate

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9. Neither Elkjar nor Viking are licensed to provide strata property management services as defined in the Act.
10. It should be noted there is a registered British Columbia corporation named Viking Management Inc. This Order does not relate to that entity.

I CONSIDER IT in the public interest to make an urgent order under Sections 51(2)(a) and 49(2)(a) of the Real Estate Services Act, ordering Paul Dalgaard Elkjar, dba Viking Management, to cease and desist from conducting strata management services effective immediately, since this conduct is ongoing and there would be a inordinate delay if a hearing was required to be held.

I CONSIDER IT in the public interest for the same reason as set out above to make an order under Sections 51(2)(a) and 49(2)(b) of the Real Estate Services Act, ordering Paul Dalgaard Elkjar, dba Viking Management, to return to the Strata Corporations all books, records and funds which are the property of the Strata Corporations for which they are providing strata management services, and in addition to provide such books and records as are required by these Strata Corporations for their continued operation.

TAKE NOTICE that Paul Dalgaard Elkjar, dba Viking Management, may, under Section 54(1)(e) of the Act, appeal this Order to the Financial Services Tribunal, or require a hearing before the Superintendent under Sections 51(3) and 45(6).

Dated at the
City of Surrey,
Province of British Columbia
this 13th day of June, 2006.



W. Alan Clark
Superintendent of Real Estate
Province of British Columbia

TO: Paul Dalgaard Elkjar
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MS/ph/OR/06-030.7