IN THE MATTER OF THE REAL ESTATE SERVICES ACT

S.B.C. 2004, c. 42

-AND-

PATRICIA MORHUN, GERALD ROY MORHUN and

AT EASE RENTAL PROPERTY MAINTENANCE AND ADMINISTRATION

CONSENT ORDER UNDER SECTIONS 41 AND 49 OF

THE REAL ESTATE SERVICES ACT

SBC 2004, c. 42

WHEREAS it appears to staff of the Superintendent of Real Estate ("Staff") that Patricia Morhun ("Patricia") and Gerald Roy Morhun ("Gerry"), and At Ease Rental Property Maintenance and Administration ("At Ease") are providing real estate services under the Real Estate Services Act ("Act") in the form of rental property management services without being licensed or otherwise exempt from licensing under the Act;

AND WHEREAS At Ease is registered as a general partnership in British Columbia under registration number FM0538185 and the registered partners are Patricia and Gerry;

AND WHEREAS Patricia has registered in educational courses required for licensing to be able to provide rental property management services, and intends to become licensed...
as a managing broker with her own brokerage licensed by the Real Estate Council of
British Columbia ("Real Estate Council") to provide such real estate services;

AND WHEREAS Patricia, Gerry and At Ease have been provided with an opportunity to
be heard;

AND WHEREAS Patricia, Gerry, At Ease and Staff consent to the making of this order;

AND WHEREAS Gerry confirms that he has ceased providing real estate services;

AND WHEREAS it appears to the Superintendent of Real Estate ("Superintendent") that
it is in the public interest to enter into this order;

THEREFORE the Superintendent makes the following orders:

1. Gerry will not provide real estate services in British Columbia unless he is
   appropriately licensed with the Real Estate Council or otherwise exempt from
   licensing under the Act.

2. Subject to the provisions of this consent order, Patricia and At Ease are not
   otherwise permitted to provide real estate services in British Columbia unless they
   are appropriately licensed with the Real Estate Council or otherwise exempt from
   licensing under the Act.

3. By April 20, 2015, each of Patricia and At Ease must cease providing rental
   property management services unless, on or before April 20, 2015, Patricia
   provides the Superintendent with satisfactory evidence of passing the
   Computerized Exam for the Rental Property Management Licensing Course.

4. If the Superintendent receives the evidence of passing the course in the time
   frame allotted in paragraph 3 above, then by August 3, 2015, each of Patricia and
   At Ease must cease providing rental property management services unless
   Patricia provides, by August 3, 2015, the Superintendent with satisfactory
   evidence of completion of all assignments and registration for the Computerized
   Exam for the Broker's Business Planning and Financial Management Licensing
   Course.

5. If the Superintendent receives the evidence in accordance with paragraph 4
   above, then by August 31, 2015, each of Patricia and At Ease must cease
   providing rental property management services unless Patricia provides, by
   August 31, 2015, the Superintendent with satisfactory evidence of passing the
   Computerized Exam for the Broker's Business Planning and Financial
   Management Licensing Course.

6. If the Superintendent receives the evidence of passing the course in the time
   frame allotted in paragraph 5 above, then by September 30, 2015, each of Patricia
   and At Ease must cease conducting rental property management services unless
and until Patricia is appropriately licensed as the managing broker and At Ease is appropriately licensed as the brokerage by the Real Estate Council under the Act.

7. If Patricia does not satisfy any of the deadlines set forth in paragraphs 3, 4, 5, or 6 above, Patricia and At Ease must comply with the following requirements upon not meeting the requirements of the first deadline missed:

a. Patricia and At Ease will immediately confirm in writing to each person who was receiving real estate services from them they have ceased providing those services;

b. Patricia and At Ease will, within 5 business days of the missed deadline, pay out any funds held or under control for a third party in relation to the provision of real estate services to the person entitled to them or place the funds in trust in British Columbia with a licensed real estate brokerage, notary public or lawyer; and

c. immediately upon request by Staff, provide to the Staff any documents or copies of documents that may reasonably be required to confirm compliance with the terms of this consent order.

8. Patricia, Gerry, and At Ease waive their right of appeal pursuant to section 54 of the Act.

APPROVED AS TO FORM AND CONTENT:

Sandra Wilkinson
Legal Counsel to the
Staff of the Superintendent of Real Estate

CONSENTED TO BY:

Patricia Morhun
At Ease Rental Property Maintenance and Administration
by its partners:

Gerald Roy Morhun

Patricia Morhun, Partner

Gerald Morhun, Partner

Issued this 02 day of Apr 2015,
at Vancouver, British Columbia

Carolyn Rogers
Superintendent of Real Estate
Province of British Columbia