

REAL ESTATE BOARD	REAL ESTATE COUNCIL OF BC
<p>Real Estate Boards deal with complaints that involve ethics, standards of business practice, and the Board's bylaws and regulations.</p>	<p>The Council handles infractions of the Real Estate Services Act which includes both professional misconduct and conduct unbecoming.</p>
<p>Examples of areas the Okanagan Mainline Real Estate Board (OMREB) investigates:</p> <ul style="list-style-type: none"> • Advertising claims that are unclear or misleading • Speaking badly of other licensees in an attempt to gain business • Soliciting a currently listed property • Violations of Board mandated codes of ethics and standards of business practice 	<p>Examples of matters the Real Estate Council of BC investigates:</p> <ul style="list-style-type: none"> • Mishandling of deposits • Concealing property defects • Misrepresentation • Unauthorized signing of documents • Unwritten guarantees to resell a property used as an inducement to do business
<p>Real Estate Boards cannot be involved in the awarding of monetary damages to you, as these are matters for the courts.</p> <p>Boards can impose fines, membership suspensions, or require a member to attend specified courses.</p> <p>It is OMREB's policy not to investigate any complaint that is currently before the courts or the Real Estate Council.</p>	<p>The Real Estate Council of BC is not empowered to award or mediate monetary damages. Such matters are more properly dealt with through civil action.</p> <p>The Council can impose administrative penalties, order reprimands, fines, suspensions, or cancel a license as well as impose hearing costs.</p>
<p>If your concern appears to be a matter for your Real Estate Board (OMREB):</p> <ol style="list-style-type: none"> 1. Complete the Okanagan Mainline Real Estate Board Complaint Form. Attach all supporting documentation as specified. 2. Submit by email, fax or mail (as noted on the form). 3. Visit www.omreb.com for more info. 	<p>If your concern appears to be a matter for the Real Estate Council of BC:</p> <ol style="list-style-type: none"> 1. Complete the Real Estate Council of BC Complaint Form. Attach all supporting documentation as specified. 2. Send to the Real Estate Council of BC (as noted on the form). 3. Visit www.recbc.ca for more info.