

NBAREA Complaint Nos. 2023-1 and 2023-2

NEW BRUNSWICK ASSOCIATION OF REAL ESTATE APPRAISERS

Under section 23(1) of *An Act to Incorporate the New Brunswick Association of Real Estate Appraisers*, SNB 1994 c 108 (the "Act")

AND IN THE MATTER OF A HEARING BEFORE THE DISCIPLINE COMMITTEE INTO THE CONDUCT OF STEPHANIE ANGLEHART-PAULIN.

DISCIPLINE COMMITTEE DECISION

Date and Place of Hearing:	January 24, 2025 By Zoom Videoconference
Date of Decision:	January 24, 2025
Members of the Panel:	Edwin O'Donnell, Chairperson Luc Michaud Marc André Roy Kerry Atkinson, Public Representative
Appearances:	Michael Brenton, K.C. for the Respondent Stephanie Anglehart-Paulin. Dominic Caron for the New Brunswick Association of Real Estate Appraisers

1. This Panel of the Discipline Committee was constituted pursuant to section 22 of the *An Act to Incorporate the New Brunswick Association of Real Estate Appraisers*, SNB 1994 c 108 (the “Act”) to investigate complaints against the Respondent, Stephanie Anglehart-Paulin, a member of the New Brunswick Association of Real Estate Appraisers (“NBREA”).

Joint Submission

2. On April 17, 2023, the NBAREA received complaints alleging that Ms. Anglehart-Paulin committed professional misconduct (the “Complaints”).
3. The Complaints were submitted to NBAREA’s Complaints Committee. On January 9, 2024, the Complaints Committee referred the Complaints to the Discipline Committee pursuant to subsection 21(3)(a) of the Act.
4. The NBAREA and Ms. Anglehart-Paulin, through their respective legal counsel, provided a Joint Submission to the Discipline Committee. The Joint Submission is attached to this decision as Appendix “A”.
5. The Discipline Committee has reviewed the admissions made and sanctions proposed in the Joint Submission and accepts them as being consistent with the NBAREA’s objectives, as set out in section 5 of the Act.
6. As such, the Discipline Committee hereby finds Ms. Anglehart-Paulin guilty of professional misconduct pursuant to subsection 23(2)(b) of the Act and sanctions her as follows:
 - a. a reprimand shall be placed in Ms. Anglehart-Paulin’s file pursuant to subsection 23(4)(f) of the Act;
 - b. Ms. Anglehart-Paulin is fined \$2,000.00, payable within one (1) year, pursuant to subsection 23(4)(h) of the Act;
 - c. Ms. Anglehart-Paulin shall reimburse a portion of the Complaint’s costs in the amount of \$1,500.00, payable within one (1) year, pursuant to subsection 23(4)(k) of the Act; and

d. Ms. Anglehart-Paulin shall complete the following course through the University of Toronto – School of Continuing Studies pursuant to subsection 23(4)(d) of the Act:

i. 3214 – Fundamentals of Records & Information Management (36 hours).

7. If Ms. Anglehart-Paulin fails to complete the conditions outlined in paragraph 6 above, the Registrar may suspend her registration pursuant to subsection 23(4)(d) of the Act.
8. Further, the NBAREA shall publish this decision on its website with Ms. Anglehart-Paulin's name for a period of one (1) year pursuant to subsection 23(4)(j) of the Act.

DATED at the Regional Municipality of Halifax, Nova Scotia this 27 day of January, 2025.

A handwritten signature in blue ink, appearing to read 'Edwin O'Donnell', is written over a horizontal line.

Edwin O'Donnell, Chairperson

On behalf of the Discipline Committee

Edwin O'Donnell, Chairperson
Luc Michaud
Marc André Roy
Kerry Atkinson, Public Representative