

**IN THE MATTER OF THE *REAL ESTATE SERVICES ACT*  
S.B.C. 2004, c. 42  
AND**

**IN THE MATTER OF  
SUZANNE LILIANNE SAUVÉ**

**CONSENT ORDER**

RESPONDENT: Suzanne Lilianne Sauvé, representative,  
Fraser Property Management Realty  
Services Ltd. while licensed with Ridge-  
Meadows Realty dba Re/Max Ridge  
Meadows Realty and while licensed with  
Results Realty Ltd. dba Keller Williams  
Results Realty as it was then known

DATE OF REVIEW MEETING: April 24, 2012

DATE OF CONSENT ORDER: May 14, 2012

CONSENT ORDER REVIEW COMMITTEE: B. Brandle  
B. Phillips  
M. Ziegler (Chair)

ALSO PRESENT: R. Fawcett, Executive Officer  
D. Berger, Director, Legal Services  
B. Evans, Legal Counsel for the Real Estate  
Council

**PROCEEDINGS:**

On April 24, 2012 the Consent Order Review Committee resolved to accept the Agreed Statement of Facts, Proposed Acceptance of Findings and Waiver executed by Suzanne Lilianne Sauvé as submitted. It is therefore ordered that Suzanne Lilianne Sauvé be suspended for thirty (30) days. Ms. Sauvé is ordered to successfully complete the Strata Management Remedial Education Course as provided by Real Estate Division, Sauder School of Business at the University of British Columbia in the time period as directed by the Council. Further, Ms. Sauvé is ordered to pay enforcement expenses of this Consent Order to the Council in the amount of \$1,000.00 within sixty (60) days from the date of this Order.

**WHEREAS** an Agreed Statement of Facts, Proposed Acceptance of Findings and Waiver was executed by Suzanne Lilianne Sauvé and the Real Estate Council of British Columbia (“Council”), a copy of which is attached hereto.

**NOW THEREFORE**, the Council has made the following findings and orders the following penalties based on the Agreed Statement of Facts and Proposed Acceptance of Findings:

1. Ms. Sauvé be suspended for thirty (30) days as she committed professional misconduct within the meaning of section 35(1)(d) of the *Real Estate Services Act* in that, as a licensed representative with Re/Max Ridge Meadows Realty from April 4, 2006 to January 24, 2007 and thereafter licensed with Results Realty Ltd. dba Keller Williams Results Realty, as it was then known, from January 25, 2007 to June 3, 2008 and thereafter with Fraser Property Management Realty Services Ltd. from June 3, 2008 to present, while providing strata management services, she:

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- (a) failed to document in the minutes, the authorization of the Strata Corporation to enter into a natural gas contract with a private natural gas supplier on or about September 5, 2006, for a five year term commencing February, 2007, contrary to sections 3-3(1)(a) and 3-3(1)(c) of the Council Rules; and

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- (b) failed to ensure the strata council for a Strata Corporation set the agenda for the Special General Meeting held on July 6, 2010, including authorizing the inclusion of the Resolution removing the strata council member, DL, by way of majority vote, pursuant to section 46(1) of the *Strata Property Act* and section 20 of the Strata Corporation’s bylaws, and that any action taken thereunder be only made at a general meeting of the Strata Corporation and not by a purported delegated authority to the strata council.
2. Ms. Sauvé is ordered to successfully complete the Strata Management Remedial Education Course as provided by the Real Estate Division, Sauder School of Business at the University of British Columbia in the time period as directed by the Council.
  3. Ms. Sauvé is ordered to pay enforcement expenses of this Consent Order to the Council in the amount of \$1,000.00 within sixty (60) days from the date of this Order.

Suzanne Lillianne Sauvé

If Ms. Sauvé fails to comply with any of the terms of the Order set out above, the Council may suspend or cancel her licence, without further notice to her pursuant to sections 43(3) and 43(4) of the *Real Estate Services Act*.

Dated this 14<sup>th</sup> day of May, 2012 at the City of Vancouver, British Columbia.

ON BEHALF OF THE CONSENT ORDER REVIEW COMMITTEE

“Michael Ziegler”

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M. Ziegler, Chair  
Consent Order Review Committee

Attch.

**File #10-138, 10-314**

**IN THE MATTER OF THE REAL ESTATE SERVICES ACT  
S.B.C. 2004, c. 42**

**IN THE MATTER OF  
SUZANNE LILLIANNE SAUVÉ  
(141298)**

**AGREED STATEMENT OF FACTS,  
PROPOSED ACCEPTANCE OF FINDINGS AND WAIVER**

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The following agreement has been reached between Suzanne Lillianne Sauvé (“Ms. Sauvé”) and the Real Estate Council of British Columbia (the “Council”).

- A. Ms. Sauvé hereby consents to an Order to be made pursuant to sections 41 and 43 of the *Real Estate Services Act* that her licence be suspended for thirty (30) days and that she successfully complete the Strata Management Remedial Education Course as provided by the Real Estate Division, Sauder School of Business at the University of British Columbia within the time period as directed by the Council. Further, she agrees to pay enforcement expenses of this Consent Order to the Council in the amount of \$1,000.00 within sixty (60) days from the date of the Order herein. Ms. Sauvé further consents to an Order that if she fails to comply with any of the terms of the Order set out above, a Discipline Hearing Committee may suspend or cancel her licence without further notice to her pursuant to section 43(3) and 43(4) of the *Real Estate Services Act*.
- B. As a basis for this Order, Ms. Sauvé acknowledges and agrees that the facts set forth herein are correct:

1. Ms. Sauvé was at all relevant times licensed as a representative with Ridge-Meadows Realty Ltd. dba Re/Max Lifestyles Realty.
2. Ms. Sauvé’s licensing history is as follows:

2011/01/25	Present	Fraser Property Management Realty Services Ltd. (X029002)	Representative	Rental, Strata
2009/01/25	2011/01/24	Fraser Property Management Realty Services Ltd. (X029002)	Representative	Rental, Strata
2008/06/03	2009/01/24	Fraser Property Management Realty Services Ltd. (X029002)	Representative	Rental, Strata
2007/01/25	2008/06/03	Results Realty Ltd. (MplRdg) dba Re/Max Results Realty (MplRdg) (X028738) [Formally Known As Results Realty Ltd. (MplRdg) dba Keller Williams Results Realty (MplRdg)]	Representative	Rental, Strata
2006/04/04	2007/01/24	Ridge-Meadows Realty Ltd. dba Re/Max Lifestyles Realty (X025564)	Representative	Rental, Strata
2005/02/01	2006/04/04	Ridge-Meadows Realty Ltd. dba Re/Max Lifestyles Realty (X025564)	Representative	Rental

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3. On September 1, 2005 Ridge-Meadows Realty Ltd. dba Re/Max Ridge-Meadows Realty (Re/Max Ridge-Meadows) entered into a service agreement for the provision of strata management services to a strata corporation located on 223<sup>rd</sup> Street, Maple Ridge, B.C. (“Strata Corporation”).

4. The terms of the service agreement between the Strata Corporation and Re/Max Ridge-Meadows included:

*To make contracts in the name of the Strata Corporation, in respect to the common property for ... gas ... as the Strata Council shall deem advisable*

...

...

*To monitor all service contracts and negotiate renewal or replacement of such contracts at the direction of the Strata Council ...*
5. Suzanne Lilianne Sauvé was the appointed strata manager for the Strata Corporation.
6. Ms. Sauvé entered into a natural gas contract on behalf of the Strata Corporation with a private natural gas supplier (“Private Supplier”) in September 2006 (“Gas Contract”), which was a change from its previous supplier, Terasen Gas.
7. The Gas Contract was for a five year period ending February 1, 2012, with the billing under the Gas Contract commencing on February 1, 2007.
8. On February 1, 2007 the Strata Corporation entered into a service agreement with a different brokerage, Keller Williams, with Ms. Sauvé continuing to be the appointed strata manager as she was licensed with Keller Williams by this time.
9. Ms. Sauvé managed the Strata Corporation until Jolanta Antonina Teszka, another licensee with Keller Williams, took over its management on June 15, 2007.
10. In 2007 or 2008, while Ms. Sauvé was at Keller Williams and despite the fact that Ms. Sauvé was no longer the appointed strata manager, she unwittingly executed a three year extension of the Gas Contract (“Extension”), without the knowledge or authorization of the Strata Corporation.
11. Ms. Sauvé acknowledges that she inadvertently signed the Extension, purportedly on behalf of the Strata Corporation, allowing the Gas Contract to be extended to February 2012. The Extension was executed by her in error as she signed it when other contracts were provided to her. In the summer of 2011, after negotiations between the Strata Corporation and the Private Supplier, which revealed irregularities outside Ms. Sauvé’s control, the Gas Contract and the Extension were terminated.
12. One version of the Extension provided by the Strata Corporation showed that Ms. Sauvé had signed the contract, but the date as to when it was signed was not filled in. The Strata Corporation provided a copy of a letter from the Private Supplier dated September 22, 2009, attached to which was another copy of the Extension, showing

the date it was signed by Ms. Sauvé as being July 7, 2008, a date which the Strata Corporation surmised was added after the fact.

13. Re/Max Results transferred its strata management portfolio to Fraser Property Management Realty Services Ltd. (“Fraser Property Management”) and on June 18, 2008 the Strata Corporation entered into a further written service agreement with Fraser Property Management and its then licensee, Ms. Teszka.
14. The terms of the service agreement between the Strata Corporation and Fraser Property Management were similar to those involving Re/Max Results, as they included authorizations to Fraser Property Management:

...  
*to make contracts in the name of the Corporation, in respect to common property, common assets and common facilities and services as the Strata Council shall deem advisable ...*

[and]

*to monitor all service contracts and negotiate renewal or replacement of such contracts at the direction of the Strata Council ....*
15. In July 2009 the Strata Corporation discovered that the Gas Contract had been signed by Ms. Sauvé purportedly on behalf of the Strata Corporation on September 5, 2006, while the Strata Corporation was under the management of Re/Max Ridge-Meadows.
16. The Strata Corporation believed that it would have paid substantially less had it remained with Terasen Gas.
17. Ms. Sauvé wrote to the Strata Corporation on October 23, 2009 and indicated that the strata council in 2005/06 had agreed to go ahead with the Gas Contract and she acknowledged having executed the Gas Contract on the Strata Corporation’s behalf.
18. On November 3, 2010 the Strata Corporation complained to the Council about Ms. Sauvé.
19. The Strata Corporation suspected that Ms. Sauvé did not have permission from the previous strata council nor was it mentioned at subsequent strata council meetings. A review of the minutes of the AGM and council meetings from the time when the Gas Contract was signed by Ms. Sauvé does not reveal any discussion of this topic and indicates that the composition of the strata council has changed since 2006.
20. Ms. Sauvé advised that while licensed at Re/Max Ridge-Meadows, she received a call from the Private Supplier stating that it could save strata corporation clients money by entering into five year gas agreements.

21. Ms. Sauvé stated she explained the agreement to the strata council at the time and asked them if they wanted to proceed. She said the strata council was very enthusiastic about it as it would save the Strata Corporation since gas prices at the time were high.
22. Ms. Sauvé reported that in 2008, another representative of the Private Supplier met with her while she was licensed with Fraser Property Management, but she does not recall signing the Extension with that supplier on behalf of the Strata Corporation. Upon her review of the Extension, she noticed that she did not initial any of the areas that she had initialed on the Gas Contract, and that her signature was signed over another signature.
23. Ms. Sauvé indicated that at the time when the Gas Contract was signed, the strata council's secretary received a copy and that a letter from Terasen Gas was sent to the council's secretary to confirm the change in energy providers. With respect to the Extension, she believed that a similar confirmation would have occurred the second time as well.
24. Ms. Sauvé noted that both the Gas Contract and the Extension have a ten day cancellation clause which the Strata Corporation did not act upon.
25. Ms. Sauvé believed that at all material times, she acted in the best interest of the Strata Corporation.
26. Ms. Teszka confirmed that she was managing the Strata Corporation as of the date of her reply to Council on December 15, 2010, and that she did not enter into or have prior knowledge of any gas contract having been entered into with any private natural gas supplier on the Strata Corporation's behalf.
27. Ms. Teszka first became aware of the matter in July 2009 when the Strata Corporation brought it to her attention. She was unable to locate the Gas Contract in the Strata Corporation's records so she obtained a copy of the original 2006 Gas Contract from the strata council's secretary.
28. Ms. Teszka explained that at a strata council meeting held on August 14, 2009, the Strata Corporation directed her to request the Private Supplier to cancel the Gas Contract. At this meeting she recommended that the Strata Corporation seek independent legal advice and she noted her August 17, 2009 letter to the Private Supplier.
29. The Strata Corporation, independent of her, retained legal counsel and the matter was ultimately resolved. Ms. Teszka states that the was not true GD and NG were independent of the strata corporation. Ms. Teszka states that "The strata corporation did not intend to pursue the matter with Ms. Sauve."

30. On August 16, 2011, GD, who was elected to the council from 2001-2005 and again from 2009 to the present, stated that even though he was not on the strata council at the time when Ms. Sauvé signed the Gas Contract, he had been elected to the strata council in 2009 with the purpose of sorting out the Gas Contract matter. He contacted all strata council members in 2006 and confirmed with each of them that they did authorize Ms. Sauvé to proceed with this contract. Ms. Teszka states that this is not true.
31. He explained that the gas invoices were still being issued on Terasen Gas letterhead and while the strata council was approving expenditures on a monthly basis, it was not readily apparent that Terasen Gas was no longer its gas provider. Unless invoices were reviewed carefully, it would not be noted that the Private Supplier was the actual company charging for gas usage. The 2009 strata council made a point of closely reviewing these invoices when they noticed the gas prices increasing significantly at that time.
32. Ms. Teszka confirmed that the Private Supplier agreed to release the Strata Corporation from the Gas Contract and the Extension and a cancellation agreement was signed by both parties on June 22, 2011. Terasen Gas resumed its billing effective August 1, 2011.
33. Ms. Sauvé explained her response to Council with respect to the signing of the Gas Contract in that she acknowledged her error of failing to record in the strata council meeting minutes the strata council's decision to enter into the Gas Contract and Ms. Sauvé was unable to provide any written documentation which verified that strata council's authorization to her to enter into the Gas Contract on September 5, 2006.
34. The Private Supplier acknowledged that the Extension did not "look correct" and agreed to work with Ms. Teszka to rectify the matter.
35. On August 25, 2011 JW, the strata council secretary/treasurer in 2006 when the first gas contract was signed, confirmed that she did not recall the strata council at any council meeting prior to September 2006 discussing entering into the Gas Contract. She first heard of the issue in 2009 when Ms. Teszka was appointed strata manager. She also confirmed that the strata council at that time reviewed the strata council meeting minutes prior to Ms. Sauvé circulating them. She suspected Ms. Sauvé thought she had sufficient authority in the service agreement to do so without the strata council's authority. JW resigned from the strata council in October 2006.
36. JW noted that it was telling that if the strata council authorized Ms. Sauvé to enter into the Gas Contract and as it was the practice of the strata council to review the strata minutes before Ms. Sauvé circulated them to the owners, that none of the six

strata council members in 2006 appear to have noted Ms. Sauvé's omission of their purported decision to enter into the Gas Contract.

37. One strata council member, DR, indicated she recalled the council discussing a change in gas suppliers, as suggested by Ms. Sauvé.
38. Ms. Sauvé noted that the strata council was not always harmonious and that while she believes she acted with authority, she should have documented the authorization to enter into the Gas Contract.

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39. On February 14, 2011 and March 7, 2011 respectively, JP, the owner of Unit #334, and DL, the owner of Unit #106, complained about the conduct of Ms. Sauvé, as to her strata management of their related strata corporation located on Lougheed Highway, in Maple Ridge, B.C. ("Strata Corporation").
40. DL had been elected to the strata council at its February 2010 Annual General Meeting ("AGM").
41. In June 2010 Strata Corporation members, including DL, received a Notice of a Special General Meeting ("SGM") that included as one of the proposed resolutions a resolution in which the membership would be asked at the July 6, 2010 SGM to vote to have an unnamed strata council member removed by majority vote from the strata council pursuant to section 13 of its Bylaws ("Resolution"). DL learned soon afterwards that the strata council member in question was DL himself.
42. The formal Resolution reads as follows:

#### **RESOLUTION 'C'**

**PREAMBLE:** A council member has been disruptive and is preventing council from operating in a normal and business like fashion. Strata Council does not wish to be subjected to verbal abuse and/or be the target of personal threats. Therefore, in order to function and properly serve owners, strata council wishes to remove the council member in question.

**BE IT THEREFORE RESOLVED** by majority vote that The Owners, Strata Plan [... name intentionally omitted ...], will remove the council member in question.

As per Division 3 section 13 of the strata's bylaws: ***Removing council member***

(1) ***Unless all the owners are on the council, the strata corporation***

*may, by a resolution passed by a majority vote at an annual or special general meeting, remove one or more council members.*

(2) *After removing a council member, the strata corporation must hold an election at the same annual or special general meeting to replace the council member for the remainder of the term.*

43. The Resolution was amended at the SGM to purportedly delegate to the strata council the right to remove DL at will and it passed by majority vote, despite the fact that there was no express right to delegate this authority and only members at a general meeting have the right to remove a strata council member.
44. DL filed a Petition on September 9, 2010 in the Supreme Court of British Columbia (New Westminster Registry, No. 130066) naming the Strata Corporation as Respondent. DL sought remedies that included an order that the Resolution be found of no force and effect. An amended Petition was filed by DL on November 18, 2010 that included a further claim for relief, namely a Court declaration that publication of the Resolution in the Notice "... was a significantly unfair act against ... [DL]".
45. JP and DL provided a copy of a Supreme Court Reasons for Judgment showing DL's proceeding as being successful in that the Court invalidated the purported Resolution based on the fact that the Resolution had not been properly added to the agenda for the SGM as it had not been approved by the majority of the strata council.
46. In the Supreme Court Reasons, the judge found that the *Strata Property Act* ("SPA") requires the strata council's approval in order to add a resolution to a general meeting notice to remove a strata council member. Specifically, section 46(1) of the SPA provides that "Subject to subsection (2), the council determines the agenda of an annual or special general meeting." Further, section 20 of the Strata Corporation's Bylaws prescribes that the strata council's decisions are to be made by a majority vote.
47. The Court determined that the Resolution was invalid - the notice was irregular as the strata council had not set the agenda as required and because the purported delegation to the strata council to remove a member was improper.
48. At paragraph 11 the Court ordered:

*In the result, I grant a declaration that Resolution C is invalid and I direct the respondents to distribute a copy of these reasons for judgment to each of the owners of Strata Plan [... intentionally omitted...].*
49. Costs of \$280.00, reflecting the two filing fees, were also awarded to DL.

50. JP and DL believed that Ms. Sauvé abused her authority as a strata manager by having added the Resolution to have DL removed as a strata council member to the agenda for the SGM without a formal motion arising from a properly constituted council meeting.
51. Further, DL was of the opinion that the reason Ms. Sauvé wished to have him removed from the strata council arose from a personal animosity between them as the Resolution, in his view, stemmed from the fact that DL had put forward an earlier motion at a strata council meeting held June 8, 2010 to have Ms. Sauve replaced with a different strata manager, a motion that did not pass.
52. DL noted other strata council members who did not recall any discussion or direction to include the Resolution on the SGM agenda, did not want the Resolution to go forward and, in fact, were indeed supportive of DL. These included strata council members, MM and JS, JL who had resumed being a strata council member on June 8, 2010, and, of course, DL himself.
53. Ms. Sauvé advised Council that she believed she acted in the best interest of the Strata Corporation in that three strata council members asked her to draft the Resolution as it was written in the agenda for the SGM. These members were strata council president, BJ, the secretary, KS, and RL.
54. Ms. Sauvé suggested that JL was not on the strata council, leaving a maximum of six council members. However, the minutes of the June 8, 2010 council meeting reflect that JL had resumed being a council member, thereby increasing the council to seven members from the date of this meeting until the date of the SGM. As a properly constituted council meeting, with all members being formally notified of same, was not held, the matter of whether DL would have had to abstain from a vote to add the resolution to the SGM agenda is irrelevant. Council noted minutes for the strata council meeting held on May 19, 2010 in which JL had resigned from the strata council and an email dated June 1, 2010, which was sent by JL to BJ, in which JL put forward her desire to be reinstated as a strata council member. The minutes of the strata council meeting held June 8, 2010, at which six strata council members were in attendance, show that JL was elected as a strata council member and, therefore, she was a council member at the time the agenda for the SGM was being considered. Further, Ms. Sauvé included JL in her June 14, 2010 email with the SGM agenda.
55. Ms. Sauvé explained she sent the agenda for the SGM on June 10, 2010 to only three strata council members as the strata council was "...very split on matters...", as some wanted DL to be removed from the council and others did not. She said that the three members instructed her to draft the resolution and "...not to share it with the others until the SGM notice was being sent out."
56. Ms. Sauvé noted that the strata council members "...were split in two from previous

arguments...”. She explained that the strata corporation was concerned because of DL’s “... repeated verbal attacks of the council president, other member and myself [Ms. Sauvé] ... and that he cost the strata over \$7,000 in legal fees from two legal actions.”

57. Ms. Sauvé is aware that DL disputes he acted improperly as she suggests.
58. Ms. Sauvé indicated that prior to the SGM notice, the strata council instructed her to contact the Condominium Homeowners Association (“CHOA”) for their advice on the situation. Ms. Sauvé provided evidence that she sent an email to CHOA to inquire how to deal with DL’s behaviour, and as well as CHOA’s response to this inquiry, in which Ms. Sauvé was advised that the strata council may wish to call a SGM to have the strata council member removed in accordance with the strata’s bylaws.
59. It was noted that on June 10, 2010, Ms. Sauvé sent an email with the SGM agenda to three strata council members, namely BJ, KS, and RL, four days prior to June 14, 2010, the date when she sent the agenda to the other strata council members.
60. It appears that three members, BJ, KS, and RL, authorized Ms. Sauvé to draft the Resolution to remove DL, albeit informally and not in accordance with the *Strata Property Act* or the Strata Corporation’s Bylaws.
61. The amended but flawed Resolution at the SGM purportedly delegating the right to the strata council to remove DL was passed by majority vote at the July 6, 2010 SGM and DL was not re-elected to the strata council at the following AGM.

C. Proposed Acceptance of Findings and Waiver

1. Suzanne Lilianne Sauvé, a licensed representative with Ridge-Meadows Realty Ltd. from April 4, 2006 to January 24, 2007 and thereafter with Results Realty Ltd. dba Keller Williams Results Realty, as it was then known, from January 25, 2007 to June 3, 2008 and thereafter with Fraser Property Management Realty Services Ltd. from June 3, 2008 to present, while providing strata management services committed professional misconduct within the meaning of section 35(1)(d) [demonstrates incompetence] of the *Real Estate Services Act* in that she:

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- (a) Failed to obtain the formal authority and to confirm and document the purported authorization of a Strata Corporation to enter into a natural gas contract with a private natural gas supplier on or about September 5, 2006 for a five year term commencing February 2007, contrary to section 3-

3(1)(a), section 3-3(1)(c), section 3-3(1)(g), section 3-4, section 5-1(5.1), and section 5-3 of the Council Rules; and,

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- (b) Failed to ensure the strata council for a Strata Corporation set the agenda for the Special General Meeting held on July 6, 2010 including authorizing the inclusion of the Resolution removing the strata council member, DL, by way of majority vote, pursuant to section 46(1) of the *Strata Property Act* (“SPA”) and section 20 of the Strata Corporation’s bylaws, and that any action taken thereunder be only made at a general meeting of the Strata Corporation and not by a purported delegated authority to the strata council.
2. Ms. Sauvé hereby waives her right to appeal pursuant to section 54 of the *Real Estate Services Act*.
  3. Ms. Sauvé acknowledges that she has a right to seek independent legal advice before signing this Agreed Statement of Facts, Proposed Acceptance of Findings and Waiver.
  4. Ms. Sauvé acknowledges and is aware that the Council will publish the Consent Order and penalty herein in its Report from Council newsletter, on the Council’s website, and on CanLII, a website for legal research.
  5. Ms. Sauvé acknowledges and is aware that the Superintendent of Real Estate has the right, pursuant to section 54 of the *Real Estate Services Act*, to appeal any decision of the Council, including this Agreed Statement of Facts, Proposed Acceptance of Findings, and Waiver and Consent Order.
  6. The Agreed Statement of Facts and Proposed Acceptance of Findings contained herein are made for the sole purpose of resolving a complaint being considered by the Council and for that purpose only. Such agreed statement of facts and proposed acceptance of findings cannot be used in any other proceeding of any kind.

“David P. Berger, Director Legal Services”  
**On behalf of Brian K. Evans, Legal Counsel  
Real Estate Council of British Columbia**

**As to Part B only (Agreed Statement of Facts)**

**Dated 4<sup>th</sup> day of May, 2012**

“Suzanne Lillianne Sauvé”  
**Suzanne Lillianne Sauvé**

**As to Parts A, B, C (proposed penalty, Agreed Statement of Facts, Proposed Acceptance of Findings and Waiver)**

**Dated 10 day of April, 2012**