

Government of the Province of Alberta  
Department of Service Alberta and Red Tape Reduction

File: 46551

**Notice of Administrative Penalty**

To: Crescent Developments Inc.  
Edmonton, Alberta

After reviewing the evidence available, I have concluded that Crescent Developments Inc. contravened section 29(1) of the *Condominium Property Act (CPA)*, in respect of which an administrative penalty may be imposed. Particulars of the contravention are as follows:

Date(s) of contravention:

July 27, 2021

Location(s) of contravention:

Edmonton, Alberta

Details:

Crescent Developments Inc. did not convene a meeting of a condominium corporation within 90 days after certificates of title to units representing 50% of unit factors had been issued in the name of the purchasers, in order to elect a board.

As outlined in the attached decision letter, I have assessed an administrative penalty of \$3,000 for the above contravention of the CPA.

This notice of administrative penalty issued to Crescent Developments Inc. has been served pursuant to section 78.3 of the CPA for the reasons set out in the attached decision letter.

You are required to submit payment for the administrative penalty within thirty days of the date of service of this notice.

If payment has not been received in this time period, the notice may be filed in the Court of King's Bench and enforced as a judgement of that Court, pursuant to section 78.33 of the CPA.

Dated this 2 day of August, 2023.



JD Crookshanks, PhD  
Director, *Condominium Property Act*

### **Payment of Administrative Penalty**

A person who pays an administrative penalty in respect of a contravention or a failure to comply shall not be charged under the CPA with an offence in respect of the same contravention or failure to comply that is described in the notice.

### **Right of Appeal**

Section 78.5 of the CPA provides a right to appeal this decision. The appeal may be sent to:

Minister of Service Alberta and Red Tape Reduction  
c/o the Director, *Condominium Property Act*  
3rd Floor, Commerce Place  
10155-102 Street NW  
Edmonton, Alberta T5J 4L4

The appeal must be received within 30 days of the date you received the notice of administrative penalty. The time period is strictly enforced. Your appeal must include the following information:

- 1) the decision being appealed;
- 2) the rationale for the appeal;
- 3) the name of the appellant; and
- 4) the address of service of the appellant.

Pursuant to section 73.4 of the Condominium Property Regulation, the appeal fee is \$1,000.

### **Payment Information**

You may pay this administrative penalty by cheque or money order payable to the Government of Alberta. A copy of this Notice should be included with your cheque or money order. Payment should be mailed to:

3<sup>rd</sup> Floor, Commerce Place  
10155 – 102 Street NW  
Edmonton, Alberta T5J 4L4