



# Province of Ontario

By the Honourable

JOHN YAREMKO,

Provincial Secretary and Minister of Citizenship

To all to whom these Presents shall Come  
Greeting

**Whereas** *The Corporations Act provides that with the exceptions therein mentioned the Lieutenant Governor may in his discretion, by Letters Patent, issue a Charter to any number of persons, not fewer than three, of twenty-one or more years of age, who apply therefor, constituting them and any others who become shareholders or members of the corporation thereby created a corporation for any of the objects to which the authority of the Legislature extends;*

**And Whereas** *by the said Act it is further provided that the Provincial Secretary may in his discretion and under the Seal of his office have, use, exercise and enjoy any power, right or authority conferred by the said Act on the Lieutenant Governor;*

**And Whereas** *by their Application in that behalf the persons herein named have applied for the issue of a Charter constituting them a corporation for the due carrying out of the undertaking hereinafter set forth;*

**And Whereas** *it has been made to appear that the said persons have complied with the conditions precedent to the issue of the desired Charter and that the said undertaking is within the scope of the said Act;*

**And Whereas** *by The Department of the Provincial Secretary and Citizenship Act, 1960-61 it is provided that the Provincial Secretary and Minister of Citizenship may exercise the powers that were conferred on the Provincial Secretary at the time the said Act came into force;*

# Now Therefore Know Ye

*that under the authority of the hereinbefore in part recited Acts I do by these*  
Letters Patent issue a Charter to the Persons hereinafter named  
*that is to say:* Paul Ephriam Romaniuk,

William Bruce Martin and Charles Bell,  
Realtors; and Joseph Zaitz and Robert Eric  
McMullan, Real Estate Managers; all of the City of Sudbury,  
in the District of Sudbury and Province of Ontario; constituting  
them and any others who become members of the Corporation hereby  
created a corporation without share capital under the name of

## SUDBURY REAL ESTATE BOARD

for the following objects, that is to say:

- (a) TO adopt rules and regulations to enable the members to take organized action on such matters as may be deemed for the general good of the members including the establishment and enforcement of a code of ethics for the conduct of its members and a tariff of fees to be charged for services rendered by them;
- (b) TO encourage the study of real estate in all its aspects and to promote the exchange of views among the members of the Corporation by affording opportunities for discussion, correspondence and attendance at lectures and meetings for the reading of papers, and to disseminate useful information among the members by circulation of publications, data and forms;
- (c) TO do all things necessary to promote interest in the marketing of real estate in all its aspects and to advance and improve the relations of the members of the Corporation with one another and with the public;
- (d) TO advance and promote the interests of those engaged in the

real estate business as brokers, agents, salesmen, valuers, examiners and experts and to encourage the use of the designation "realtor" by the members of the Corporation and the public and to increase public confidence in and respect for those engaged in the calling of real estate brokers;

(e) TO institute, promote and manage listing systems with the object of rendering better service to the public by providing vendors of real estate with a wider potential market;

(f) TO institute, promote and manage plans or systems for the benefit of the members of the Corporation in the conduct of their business connected with all aspects of real estate;

(g) TO establish, raise, undertake, superintend, manage and administer charitable or benevolent funds to assist needy members of the Corporation and the dependents of deceased members or other deserving persons and, from time to time, to make grants and donations out of the income or surplus funds of the Corporation for the purpose of such charitable or benevolent funds;

(h) TO make grants and donations out of income or surplus funds of the Corporation for the establishment or support of any charitable or benevolent institution or organization and to subscribe and guarantee funds for any charitable or benevolent purpose, whether or not related to or calculated to promote the objects of the Corporation;

(i) TO purchase, lease, build or otherwise acquire or provide, from time to time and at any time, any building or buildings for the purpose of offices and board rooms and for an assembly hall, lecture room, institute or hall, and to alter, reconstruct, equip and furnish the same for the use of the members and their guests and generally for the promotion of the objects of the Corporation and to sell, mortgage, lease or otherwise dispose of the same when deemed advisable from time to time;

(j) TO promote, encourage and support all measures for the protection of the ownership of real estate and to endeavour to maintain real estate values and to do all things which may be deemed to be necessary

or advisable to make real estate a sound and desirable investment;  
and

(k) TO assist in the development of the said City of Sudbury and the surrounding area in such ways as may be best calculated to promote the prosperity and well-being of the community and its inhabitants;

PROVIDED, however, that it shall not be lawful for the Corporation hereby incorporated directly or indirectly to transact or undertake any business within the meaning of The Loan and Trust Corporations Act;

THE HEAD OFFICE of the Corporation to be situate at the said City of Sudbury; and

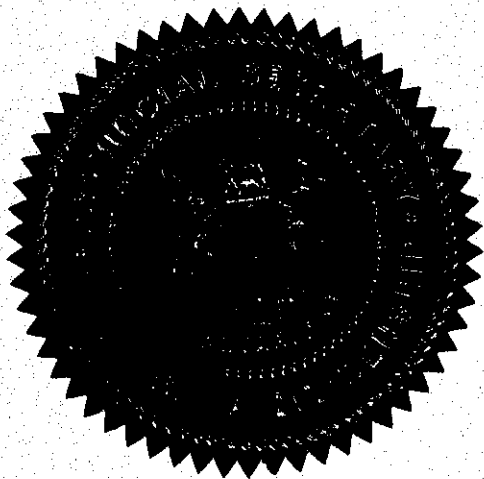
THE FIRST DIRECTORS of the Corporation to be Paul Ephriam Romaniuk, William Bruce Martin, Charles Bell, Joseph Zaitz and Robert Eric McMullan, hereinbefore mentioned;

AND IT IS HEREBY ORDAINED AND DECLARED that the Corporation shall be carried on without the purpose of gain for its members and any profits or other accretions to the Corporation shall be used in promoting its objects;

AND IT IS HEREBY FURTHER ORDAINED AND DECLARED that upon the dissolution of the Corporation and after the payment of all debts and liabilities,

its remaining property shall be distributed or disposed of to such charitable organizations as may be designated by a resolution of the members in general meeting.

*Given under my hand and Seal of office at the City of Toronto in the said Province of Ontario this — twenty-sixth — day of — October — in the year of Our Lord one thousand nine hundred and sixty-two.*



John Yaremko  
Provincial Secretary and  
Minister of Citizenship

Dated October 26, *A.D.* 1962

Province of Ontario

Letters Patent

Incorporating

SUDBURY REAL ESTATE BOARD

Recorded this *9th*  
day of *Nov.* *A.D.* 1962  
as Number *99*  
in Liber *1161*

*Grace C. Dunsford*

Grace C. Dunsford  
Recording Officer

PROVINCIAL SECRETARY'S OFFICE  
TORONTO, ONTARIO.