

BULLETIN

August 18, 2005

TO: Real Estate Trading Services Licensing Course Students

RE: Corrections to the Real Estate Salesperson's and Sub Mortgage Broker's Pre-Licensing Course Workbook

The following corrections and clarifications are necessary in your course workbook. Where appropriate, the necessary changes have been highlighted in **bold**. Please make a note of these in your workbook NOW, in order to avoid confusion later.

Course Workbook

Page 3.7

Question 10 of Lesson 3 has been replaced with the following:

10. Quin owned acreage in Langley which he leased to Simon as an explosives testing site. Jane operated a mink farm on the property next to Quin's land. As a result of the explosions taking place at Simon's site, every year for 3 years in the breeding seasons Jane's minks became distraught and died. Which of the following statements is TRUE?
- A. Quin is liable to Jane in nuisance because he leased the property to Simon for a purpose which would necessarily cause a nuisance to Jane.
 - B. Quin cannot be responsible for the nuisance created by Simon, because Quin is the landlord.
 - C. Quin is not liable for nuisance because he has no control over what Simon does on the leased property.
 - D. Simon is responsible for the nuisance and will be liable to Jane for her losses.
- (1) A and D only
 - (2) A and B only
 - (3) C and D only
 - (4) B and C only