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 distressed 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