

# The CAHPI Inspector



## Renew Your Membership Today. Stay Connected. Stay Ahead.

As we approach the start of a new membership cycle on July 1, now is the time to renew your CAHPI membership and continue building on the strength, credibility, and community that define our profession.

In an industry where trust matters and standards are critical, your membership is more than a designation—it's a commitment to professionalism, ongoing learning, and consumer confidence.

### Why Renew Now?

Renewing early ensures uninterrupted access to the tools, resources, and network that support your success every day. It also positions you to take full advantage of everything CAHPI has planned for the year ahead.

New members who join now receive May and June at no additional cost, giving you a head start on the new membership year.

### What Your Membership Delivers

**Professional Credibility:** Stand out in a crowded marketplace. CAHPI membership signals to clients, real estate professionals, and the public that you meet recognized national standards and are committed to ethical practice.

**Advocacy That Matters:** CAHPI continues to advocate for licensing and stronger consumer protection across Canada. Your membership strengthens our collective voice and helps move the profession forward.

**Education & Growth:** Access high-quality education, webinars, and professional development opportunities designed to keep you informed, competitive, and confident in a constantly evolving industry.

MAY 2026

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## Renew Today. Stay Connected. Stay Ahead.

**National Network:** Connect with inspectors from across the country. Share insights, discuss challenges, and build relationships that support both your business and your professional growth.

**Events That Deliver Value:** From regional meetings to the 2026 National Conference in Kelowna (November 13–15), CAHPI events offer unmatched opportunities to learn, network, and engage with your peers.

### Your Role in a Stronger Profession

At a time when anyone in most provinces can claim to be a home inspector, your membership helps set the bar higher. It reinforces the importance of standards,

accountability, and consumer protection—values that benefit both inspectors and the public.

By renewing, you're not just maintaining your membership—you're investing in the future of the profession.

### Renew Today

Don't miss your opportunity to stay connected, stay informed, and stay ahead.

Renew your membership today and continue being part of a community that is shaping the future of home inspection in Canada.

## *CAHPI: Advancing professionalism, consumer protection, and empowering home inspectors across Canada*

CAHPI members are a part of a national network dedicated to raising the standard of home inspections, advancing professional credibility, and protecting consumers in one of the most important financial decisions Canadians make. CAHPI Membership provides:

- **Professional Recognition:** Be part of a respected, nationally recognized association that sets the benchmark for training, ethics, and standards in the home inspection industry.
- **Ongoing Education:** Access webinars, workshops, and continuing education opportunities to maintain certification, stay up-to-date on emerging technologies, and enhance your inspection skills.
- **Advocacy & Representation:** Your voice matters. CAHPI advocates with regulators, government, and industry partners to ensure home inspectors are recognized and involved in decisions affecting the profession and consumer protection.
- **Networking & Collaboration:** Connect with peers, mentors, and industry experts through events, forums, and committees, sharing insights and strategies to grow your business.
- **Tools & Resources:** Members receive access to best practice guidelines, technical updates, and other resources to simplify inspections and improve client service.

*CAHPI is more than membership – it is a commitment to professionalism, credibility, and excellence in home inspection.*

## Message from the CAHPI President..



Peter Weeks NCH, RHI  
CAHPI President

### President's Message: Renew Today—Invest in Your Profession

As we approach the end of another membership year, I want to take a moment to thank each of you for your continued commitment to our profession and our association. Your involvement—whether through education, volunteering, or simply upholding high standards in your daily work—strengthens our collective voice and reputation.

Renewing your membership is more than an annual task—it's an investment in your business, your credibility, and the future of home inspection in Canada. Through your membership, you gain access to valuable resources, ongoing education, industry advocacy, and a network of professionals who understand the challenges and opportunities you face.

This year, we've continued to advocate for stronger consumer protection, expanded educational offerings, and greater recognition of qualified inspectors. These efforts are only possible because of the strength and unity of our membership.

Looking ahead, we are excited about new opportunities to connect—especially at our upcoming national conference—and to continue building momentum on key initiatives that support your success.

I encourage you to renew early to ensure uninterrupted access to your benefits and to avoid any late fees. More importantly, your renewal helps ensure that we can continue the important work of advancing and protecting our profession.

Thank you for being a valued member. I look forward to another year of progress—together.

## CREA Downgrades Resale Housing Market Forecast

*This press release is provided by GlobeNewswire and is published as received.*

OTTAWA, Ontario, April 16, 2026 (GLOBE NEWSWIRE) -- The Canadian Real Estate Association (CREA) has updated its 2026 and 2027 forecasts for home sales activity and average home prices via the Multiple Listing Service® (MLS®) Systems of Canadian real estate boards and associations.

The major factor underpinning CREA's long-standing forecast for higher activity going forward is the idea that pent-up demand, particularly from first-time buyers, would start to emerge from the sidelines after having been shut out of the market over the past four years. An important milestone for that to begin has been interest rates no longer expected to fall, as well as for home prices to likewise no longer be in decline in those parts of Canada where they have been.

That said, beginning in the second half of March, inflation from the spike in oil prices raised the odds of a Bank of Canada rate hike later this year, raising bond yields and resulting in a jump in fixed mortgage rates. Higher mortgage rates are expected to curtail activity on their own, but the idea that the oil shock may be short lived will likely also cause many buyers to wait for rates to come back down, further dampening activity at the most active time of the year for housing markets.

That, along with a generally tepid start to the year for Canada's economy and weaker than expected housing activity in the first three months of the year has resulted in a downgrade to CREA's forecast.

Some 474,972 residential properties are forecast to trade hands via Canadian MLS® Systems in 2026,

representing an increase of 1% over 2025. As previously forecast, the national gain is still expected to be driven largely by British Columbia and Ontario where sales have more room to recover. Activity is forecast to rise only modestly or decline in other provinces where activity had previously been elevated due in part to record population growth which is no longer a factor.

The national average home price is forecast to rise 1.5% on an annual basis to \$688,955 in 2026, with virtually no growth in B.C., Alberta, and Ontario, and gains fading into the 2% to 5% range in other provinces.

In 2027, national home sales are forecast to climb a further 2.1% to 485,071 units. That said, this number could be revised above the 500,000 mark should higher interest rates prove unnecessary to fight inflation.

The national average home price is forecast to edge up by 0.9% from 2026 to \$695,094 in 2027, with gains held to below inflation across the board. As with sales activity, this number may be subject to an upward revision should the currently oil shock and associated inflation prove short lived.

This forecast would mark years six and seven that the national average home price has hovered close to the \$700,000 mark.

Each quarter, CREA updates its forecast for home sales activity and average home prices via Multiple Listing Service® (MLS®) Systems of Canadian real estate boards and associations. CREA's next forecast will be published on Wednesday, July 15, 2026.

## Fall in Kelowna: A Season of Colour, Flavour & Unforgettable Experiences

There's something truly special about fall in Kelowna. As summer crowds fade and the Okanagan Valley settles into a slower rhythm, the landscape transforms into a stunning palette of gold, amber, and crimson. Crisp mornings, warm afternoons, and harvest season in full swing make it one of the best times of year to visit—and to explore.



Whether you're extending your stay around a conference or planning a dedicated getaway, here are some of the best ways to experience Kelowna in the fall.

### Sip Your Way Through Wine Country

Fall is harvest season in the Okanagan, and the vineyards surrounding Kelowna are alive with activity. It's the perfect time to visit local wineries, where grapes are being picked, pressed, and turned into the next vintage. Many wineries offer seasonal tastings, harvest dinners, and special events that celebrate the

region's world-class wine culture.

From relaxed patio tastings overlooking the lake to guided wine tours through the countryside, the experience is as much about the scenery as it is the wine. The cooler temperatures and vibrant vineyard colours make fall one of the most picturesque—and enjoyable—times to explore.

### Explore the Great Outdoors in Full Colour

If you love the outdoors, fall in Kelowna is hard to beat. Trails come alive with colour, offering incredible opportunities for hiking and biking without the heat of summer.

One must-see experience is the Myra Canyon section of the Kettle Valley Rail Trail, where you can walk or cycle across historic trestle bridges surrounded by golden larches and sweeping valley views.

Closer to downtown, scenic parks and waterfront paths provide equally stunning views, making it easy to fit in a morning hike or evening stroll between conference sessions.



## Fall in Kelowna: A Season of Colour, Flavour & Unforgettable Experiences

### Taste the Harvest at Farms & Markets

Beyond the vineyards, fall is a celebration of local food. Orchards and farms are brimming with apples, pears, pumpkins, and squash, and many offer u-pick experiences, cider tastings, and family-friendly activities like corn mazes and hayrides.

Farm markets and local restaurants also showcase the season's bounty, with menus inspired by fresh, regional ingredients. It's the perfect opportunity to experience Kelowna's renowned farm-to-table culture.

and along the lake.

Whether you're looking for lively entertainment or a relaxed evening out, there's always something happening in the fall.

### Unwind and Take It All In

Perhaps the greatest appeal of Kelowna in the fall is the pace. With fewer crowds and a relaxed atmosphere, it's the ideal time to slow down and truly enjoy your

surroundings. Sip a glass of wine as the sun sets over the lake, explore charming downtown shops, or simply take in the crisp air and golden views.



### Make the Most of Your Visit

Fall in Kelowna isn't just a season—it's an experience. From vineyard tours and outdoor adventures to local flavours and festive events,

### Experience Festivals & Local Events

Autumn in Kelowna is filled with energy and community spirit. Signature events like the Fall Okanagan Wine Festival bring together wineries, chefs, and visitors for tastings, pairings, and celebrations across the region. Other seasonal highlights include food festivals, beer weeks, cultural events, and even scenic runs like the Argus Apple Marathon, which winds through orchards

it offers the perfect balance of productivity and relaxation.

If you're planning to attend this year's fall conference, consider arriving early or staying a little longer. You'll discover that Kelowna in the fall is not only beautiful—it's unforgettable.



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Courtney Zwicker | Mar 30, 2026

## Enhancing Vs. Misleading: Real Estate's Ai Photo Evolution Enters Enforcement Phase

A consensus is forming across Canada's real estate industry about where to draw the line on artificial intelligence-altered listing photos.

AI tools can brighten a dark room, swap a grey sky for a blue one, stage an empty space with furniture or even erase a major defect. The industry broadly agrees on which of those is ethical or not. However, standardizing rules and enforcing them consistently is still a work in progress, and rulemakers are racing to adapt as technology – and its adoption – grows rapidly.

clarity, never fabricate reality, always disclose.

"We never edit things that change the buyer's understanding of the home. We never want to edit for condition, for view, for lot lines or for defects," he said.

Essentially, leaders and regulators across Canada have boiled it down to this: AI can ethically be used to show the potential of a space, but not to change the perception of its existing condition.

One important condition is disclosure. Thorne says

a good example is posting two photos side by side, an AI-staged version, for example, and the original.

"We are showing very plainly this is what it could be, and this is what it is," he said. "As we disclose what we've done, we are keeping the trust and confidence of the public."

The regulatory language from the B.C. Financial Services



### Where the line is

Michael Thorne, a trainer with Buffini and Company who runs AI-focused sessions for real estate professionals across North America out of Langley, B.C., has a rule of thumb he teaches: enhance for

Authority backs that up. Licensees have a general duty not to publish advertising containing false or misleading statements, and that duty extends explicitly to AI-generated materials. Agents are accountable for whatever AI tools produce on their behalf.

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In 2024, BCFSA upheld a \$6,000 penalty against Lori Evans, a Kelowna-based agent, after a hearing found that listing photos had been digitally altered to hide peeling paint and show furnishings that didn't exist. Evans had asked the regulator to reconsider the fine. The request was denied.

The B.C. case is not an isolated one. In February, according to a CTV News report, a Quebec agent and his agency apologized after a listing photo for a single-family home in Terrebonne was found to have been edited using AI to add windows, make the garage door appear larger, add a fence and bushes, remove a door and illuminate the home's interior lights.

Josianne Villeneuve, a director with Remax D'ICI, made a public apology, telling CTV, "The modifications made exceed what is acceptable, and the photo should not have been published."

The agent who posted the photo has no penalties against him, according to the registry of Quebec's real estate regulator.

### Where rules exist, and how they're enforced

The Calgary Real Estate Board (CREB) overhauled its AI policies last year to reflect the growing adoption of these fast-developing tools.

According to CREB's standards, virtually enhanced photos are prohibited on the MLS system if they misrepresent a property in a way that would affect its value. Virtual staging with realistically sized, unattached furniture is permitted, but must be disclosed in the public remarks on the listing.

Non-compliant images are being flagged on a weekly

basis, according to CREB chair Susanita de Diego.

Many are caught through CREB's own member practice advisors, who sometimes spot non-compliant images while investigating other listing issues. Members can also report each other, though de Diego says that's not the main source.

The board's response follows an "inform then enforce" model: a first offence brings an educational advisory, with escalating financial penalties for each subsequent violation. A fourth occurrence triggers a disciplinary hearing, though de Diego says it hasn't reached that point, to her knowledge.

"Errors are usually unintentional, and usually they're corrected very quickly by the listing agent," she said. "It's an opportunity for us to educate."

CREB told Real Estate Magazine it does not disclose the dollar amounts of the financial penalties.

Asked whether brokerages should have their own AI policies, de Diego noted that CREB doesn't involve itself in brokerage business decisions, but in her opinion, "From a common sense approach, absolutely," she said.

The Toronto Regional Real Estate Board (TRREB) has similar prohibitions. CEO John DiMichele confirmed in an email that limited adjustments, such as colour correction, brightness modification, contrast enhancement and virtual staging are permissible, provided such edits do not materially alter the factual accuracy of the image or misrepresent any feature, condition, or view of or from the property.

"If it is discovered that inaccurate photographs appear on the system, members will typically be provided an

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opportunity to rectify the issue. Should the behaviour repeat, the matter will be escalated to the Professional Standards Hearing Roster for further consideration," said DiMichele.

### Where the rules run out

Go up a level and the picture changes. The Canadian Real Estate Association (CREA) and Realtor.ca do not regulate AI use in listings.

CREA's Realtor Code includes articles on advertising accuracy that could theoretically apply. CREA told REM these provisions "may be engaged" by misuse of AI, but the code doesn't address AI directly, and CREA does not monitor how members are using it. The national body points to provincial regulators and local MLS rules to fill the gap.

At the brokerage level, Thorne is concerned about the level of agents that may be operating without any AI policy at all.

Thorne has seen that reality in-person. Speaking recently to 250 broker-owners in Texas, he asked how many had AI policies in place. Two hands went up.

He senses Canada is doing somewhat better, "but I don't have hard data on that," he said, adding there are

a lot more brokerages that don't have an AI policy than do. "We certainly aren't doing enough. I think behind the scenes, we're probably trying, but it's happening so fast. So fast."

He said this creates room for interpretation when it comes to liability.

"When something goes wrong, who's on the hook? The agent that went outside the guidelines and the policies of the office they work at, or the broker who didn't put guidelines in place?"

It's that without clear guidance from above, agents at the leading edge of adoption are making their own rules, he cautions.

"If there are not guidelines in place set by the industry, then agents that are moving quicker than organized real estate will get left to try to figure out the way that they want to do things," Thorne said.

The tools to undermine trust are already widely available, but the rules to govern them are still catching up.

"We have to move faster than we're moving," Thorne said. "It's a big topic, and it's moving fast, but that does not excuse us from staying on top of it."



## Reminder: Complete Your Member Renewal Credits (MRCs)

As a friendly reminder, one of CAHPI's objectives is to establish and advance a national standard for professional development, education, and advocacy for home and property inspectors across Canada. To this end, members are required to complete 20 Member Renewal Credits (MRCs) each calendar year. CAHPI has been lenient on this requirement since COVID but we will be implementing member audits to ensure compliance.

### Why MRCs Matter

Member Renewal Credits are an essential part of maintaining your membership in good standing. A total of 20 MRCs is required each calendar year (January–December) and is reviewed at the time of membership renewal in June. Staying current with your MRCs not only ensures uninterrupted membership, but also reflects your ongoing commitment to professionalism, competence, and continuous learning within the home inspection industry.

### What Counts as an MRC?

MRCs can be earned through any education related to home inspection, whether technical, professional, or risk-management focused. As a general rule:

- 1 hour of education = 1 MRC
- Education may be completed in-person or online
- All CAHPI webinars, courses, conferences, and approved training sessions all qualify
- Relevant non-CAHPI courses that advance your knowledge of home inspection

Members are encouraged to explore the [CAHPI e-learning portal](#), which offers a wide range of 1-hour, on-demand webinars covering relevant inspection topics. These webinars are free to members, accessible at your convenience, and are an easy way to complete outstanding credits on your own schedule.

### Record-Keeping and Audits

Please note that supporting documentation is not required at the time of renewal, unless you are selected for a random audit. When completing your renewal, you will simply be asked to enter the total number of MRCs completed between January 2025 and December 2025. We do, however, recommend that members retain their own records in case verification is requested.



### Need Help?

If you are unsure how many credits you have completed, need help accessing the e-learning portal, or have questions about what qualifies as an MRC, assistance is always available. Our team is happy to help guide you through the process and ensure you are on track before the deadline.

### Thank You

Thank you for your continued professionalism and your dedication to advancing the home inspection profession. Your commitment to ongoing education strengthens not only your own practice, but the credibility and reputation of our profession as a whole. We appreciate your efforts and look forward to another successful year ahead.

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## B.C. Court Sides With Buyer Who Walked Away From Flood-Damaged Richmond Home

Jordana Springgay | Apr 13, 2026

A B.C. Supreme Court judge has ruled in favour of a Richmond homebuyer who refused to complete a \$2.65-million purchase after the property flooded just days before possession, finding the seller breached the contract.

Katherine Cheung agreed in April 2022 to buy a home at 7780 Eperson Rd., submitting a subject-free offer above asking. The possession date was set for Jun. 15, 2022.

Nine days before closing, a failure in the home's in-floor radiant heating system caused significant flooding. When Cheung's father and her agent attended the property on June 8 with inspectors, they found what the court described as an active and serious flood event.

"There was extremely hot water, saturated with mud and sand, bubbling up like a hot spring through the kitchen floor near the island," Steven Cheung testified. Floors were warped and buckled, tile was cracked and displaced and water was seeping from the foundation into a saturated backyard.

### Inspectors warned home was not livable

Inspectors retained by the buyer raised major concerns. One warned the home was not livable in its current condition and flagged the risk of mould developing within weeks. Repair estimates included roughly \$155,000 for replacing the in-floor heating system, with a timeline of several months. Another recommended immediate review by structural and geotechnical engineers, citing potential risks beneath the slab.



7780 Eperson Rd., Richmond B.C. (zolo.ca)

The seller, Hui Xue Lin — who died before the case concluded and was represented in court by her daughter Tiffany Chen, who had also served as her listing agent — arranged for the leak to be fixed and initial drying work to be done. But as of the possession date, the court found the damage itself had not been repaired. Warped flooring remained, drywall had been removed to access plumbing and the home was effectively still an active work site.

Repairs to flooring and drywall were only completed between Jun. 20 and Jun. 28, after the scheduled closing. Even then, the court found some water damage including to baseboards and cabinetry remained into late July and early August.

In the days leading up to closing, the buyer received little detail about the scope of the damage or the repair work underway. The only direct update was a Jun. 13 text from Chen stating that "all pipes got fixed and we

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are doing flooring and dry walls in these couple days.” A plumbing report commissioned by the seller that same day was not shared with the buyer at the time.

The seller’s lawyer characterized the damage as “minor cosmetic” and insisted the transaction proceed.

Cheung refused to close and asked for the return of her deposit. The seller counterclaimed, arguing the buyer had breached the contract and seeking to force completion of the sale.

### Court finds seller breached clause 8

In [a decision released Apr. 2, 2026](#) Justice J. Hughes found the seller had breached clause 8 of the standard B.C. contract of purchase and sale, which requires the property to be in “substantially the same condition” on possession as when it was viewed.

The court concluded that standard was not met. Justice Hughes found the breach was fundamental. The seller was unable to deliver what the contract promised: a residential property ready for use.

“The defendant could not perform her primary obligation under the contract: to convey to the plaintiff a residential property that was ready for use as such,” the judge wrote.

The ruling emphasized not just the visible damage, but

the uncertainty surrounding the extent of the problem. The property had recently experienced a significant flood, key risks, including possible structural issues and mould, had not been fully investigated, and the buyer was given little information about what had been done to address them.

Taken together, the court found this deprived the buyer of “substantially the whole benefit” of the agreement.

Hughes also found that clause 8 is a material term in residential transactions, meaning a buyer can walk away if a property is not in substantially the same condition at possession, even without proving a fundamental breach. In this case, the judge found both applied.

The court was also critical of Chen’s handling of the situation, describing her approach to investigating the flood’s consequences as “somewhat lackadaisical” and rejecting parts of her evidence about the extent of the damage.

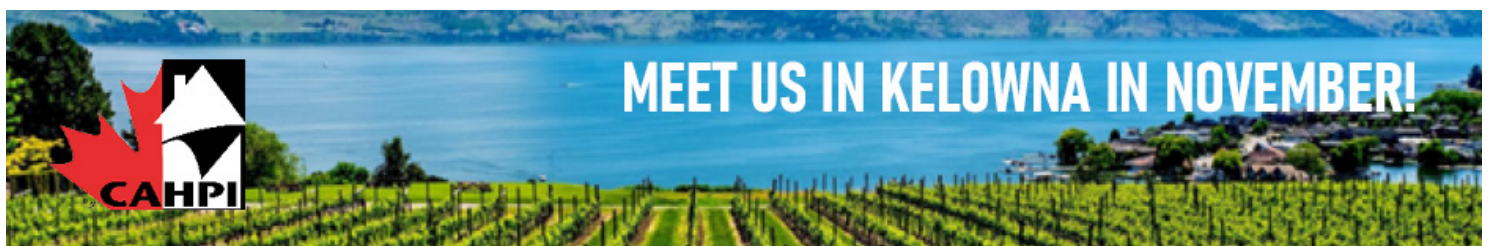
The seller’s counterclaim was dismissed.

The property was relisted in October 2022 and eventually sold in January 2023 for \$2,165,000 — \$485,000 less than Cheung’s agreed purchase price.

Cheung was awarded the return of her \$132,500 deposit, along with interest and costs.

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Courtney Zwicker | May 04, 2026

## Minister Resets Reco Board, Blocking Agents From Elected Seats

A path is outlined to build a new Real Estate Council of Ontario (RECO) board of directors, with an interim board to be established by the end of the year, with new changes being introduced to restrict industry members from being elected.

RECO released a notice on Thursday containing new orders from Minister of Public and Business Service Delivery and Procurement Stephen Crawford.

The orders establish a transition of oversight from administrator Jean Lépine – who was appointed by the provincial government in the wake of the iPro Realty Ltd. collapse – to “a reconstituted, independent, skills-based” interim five-member board of directors, according to the notice.

The interim board is the first of two phases toward re-establishing a nine-member board of directors, said RECO.

RECO’s [former board was let go in December](#), shortly after Lépine’s appointment.

### Brokers, salespeople and brokerage employees can’t be elected

According to the orders, the interim board will be established by Dec. 1.

Election eligibility has been stripped from people working in the field. Registered brokers and salespersons,



as well as directors, officers and members or agents of brokerages or industry associations are not allowed to run.

RECO says eligibility for elected board membership has been changed to “maintain independence between the regulator and those it regulates.”

Right now, there is no end date specified, a spokesperson for RECO told Real Estate Magazine.

“The changes to the board’s composition required by minister’s orders will allow board members to be selected based on the skills, experience, independence and judgment required to oversee a modern regulator, such as governance expertise, risk management, consumer protection and strategic leadership,” said RECO in an email.

Nominated candidates for elected members must agree in writing that, if they are elected to the board, they will not apply for registration under TRESA for at least a year

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after serving as a director.

These restrictions do not apply to board members appointed by the minister.

Individuals who have not been registered with RECO for at least one year may apply to serve as elected directors.

RECO said perspectives of registrants will be represented by an advisory council, which it will establish before 2027.

The administrator will also update RECO's membership model from an open to a closed model, where only the board of directors will be members of RECO and have voting rights.

"This creates a clear separation between decision-makers on consumer protection issues, and the real estate brokerages and agents that RECO oversees," says the notice.

### Building the board

RECO said its first step is an independent public recruitment process for three members of the interim board. An independent panel, supported by a third-party recruitment firm, will recommend three candidates. These members will be joined by two minister-appointed members.

RECO said additional details on completing a nine-person board will come in 2027.

### New problem being created?

David Ursino, managing broker at Remax Premier Inc. in Toronto, said he's supportive of RECO and its mission,

and is onboard with building the board back step by step, and with limits in place.

He wonders, however, how long things will go on under this set of rules, and whether people working on the ground will have a chance to be elected again.

"I can understand there has to be a new way to form a board, a new way to approve things. But that's got to be interim. It can't just be forever," he said. "The hammer needs to be brought down, but maybe you're hitting the wrong nail to fix that problem."

Input from those working in the field is critical to an efficient board, said Ursino.

"Agents are stakeholders in the real estate industry. How can that not come through on the board? If you're going to have a bunch of professional board members that aren't really connected or don't understand our industry, what does that do? It just creates another problem."

Real Estate Magazine has asked RECO if there is a path toward having elected industry representation back on the board.

### Laser focus on consumer protection

Minister Crawford emphasized that in reinforcing independence at RECO, his primary objective is protecting the public.

"Ontario consumers deserve a regulator they can trust, and that means one that actually enforces the rules," he said.

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Eric Stober | May 05, 2026

## A Decade After ‘The Beast,’ Fort McMurray’s Real Estate Market Still Finding Its Footing

A word keeps coming up when talking about Fort McMurray, 10 years after a devastating wildfire known as “The Beast” tore through the northern Alberta town. That word is “resilience.”

Now, the town is marking the fire’s anniversary somberly, but also with hope for the future. One thing is for sure – Fort McMurray’s real estate market is not the same as it was a decade ago.

“The fire was the beginning of a list of unfortunate things that arose in our Northern Alberta community,” local agent Diana Noble told Real Estate Magazine.

“The economic downturn began in 2015. Then we had the fire in 2016.”

The trouble started in 2014, when oil companies such as Shell began a policy of “fly-in-fly-out” for oil workers, said Remax agent Melanie Galea. Since workers weren’t required to live in Fort McMurray, the town’s real estate took a hit. In 2014, the average price of a home was \$765,000, according to the Fort McMurray Real Estate Board. In 2025, it was \$513,754.

Then, with the election of former prime minister Justin Trudeau, the oil industry entered a period of uncertainty as his government moved against the oil sands, a key economic driver for the region. When prospects in

the oil industry didn’t look good and the price of the commodity went down, it negatively affected the town’s real estate, according to Noble.

“If our own country is not supportive of our own product, then it makes it difficult to attract investment,” she said.



*In May 2016, a wildfire tore through Fort McMurray, destroying more than 2,500 homes. A decade later, the community is still rebuilding in more ways than one. (Photos courtesy Steve Auty)*

More than 2,500 homes destroyed

It was amidst that landscape that the wildfire struck in May 2016 and destroyed over 2,566 homes, or 10 per cent of Fort McMurray’s stock at the time, according to the Regional Municipality of Wood Buffalo. Galea said that while her home survived, she had to relocate for a month. Others were not so lucky and lost their home. Thankfully there were no deaths due to the fire.

“Just imagine not being able to go to your home for 30 days,” Galea said. “There is a level of stress on the

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nervous system that I hope I never experience ever again.”



*In May 2016, a wildfire tore through Fort McMurray, destroying more than 2,500 homes. A decade later, the community is still rebuilding in more ways than one. (Photos courtesy Steve Auty)*

Noble said that right after the fire, there was a temporary surge in the real estate market because a lot fewer properties were available, and people that were renting before and on the verge of purchasing were then compelled to do so.

However, she said that many who fled from the fire never returned, deciding not to rebuild their home. In 2015, the year before the wildfire, the population was 82,724, municipal data shows. In 2018, it was 75,615. Neighbourhoods became marked by empty lots.

“It’s very sparse,” said Galea. “There’s not a lot.”

A smaller market

As the years have passed it has become

clear that Fort McMurray’s real estate market is a smaller one than before the fire, with less supply. One reason

for that is weak demand, partly due to the troubled oil industry, that took the wind out of the sails of any new home construction.

BILD Wood Buffalo president Steve Auty, who is also a builder, told REM that new construction has essentially flat-lined in recent years as prices have gone up.

“With construction costs right now per square foot, it’s not a viable proposition

to build a house,” he said. “There is no market for building right now.”

According to Wood Buffalo, active listings dropped 31.5 per cent between 2024 and 2025, from 3,500 to 2,662. With the lower inventory, prices went up 3.4 per cent in the two years, from \$496,288 on average to \$513,754. Galea said that is mostly due to higher-end properties now selling, which is driving the average price up. In 2020, she said 39 houses sold over \$700,000, and in 2025, that was 56.

**“We are by far the most affordable in Canada based on family income. We have a wonderful future.”  
— Steve Auty, BILD Wood Buffalo president**

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## A Decade After ‘The Beast,’ Fort McMurray’s Real Estate Market Still Finding Its Footing

Still, despite the challenges of a diminished market, those in Fort McMurray are hopeful the future is brighter than the last 10 years. The population has surpassed where it was before the fire, coming in at 83,467 in 2025. The oil industry is looking more hopeful under Prime Minister Mark Carney, who is more willing to invest in it when faced with economic headwinds from a hostile U.S.

And Galea insists demand is rising. In 2024, the average days a property was on the market was 76 while in 2025 it was 59, a decrease of nearly 30 per cent, Wood Buffalo data shows.

“Does that sound like people aren’t interested in being here?” she asked.

Even though home prices have cratered and those who bought before the bust are now facing losses, it also makes for a very affordable real estate market, especially compared to the town’s low cost of living and high wages. Fort McMurray has an average household income of \$212,433, twice the Canadian average, and the highest disposable average income in the country at \$151,589, according to the municipality. With those stats in mind, Auty, for one, feels a boom is right around the corner.

“We are by far the most affordable in Canada based on family income,” he said. “We have a wonderful future.”

**RECALLS**



Recalled Generac Portable Generator GP8000E, model G0077150

### **Generac Power Systems Recalls Portable Generators Due to Risk of Serious Injury or Death from Burn and Fire Hazards**

**Name of Product:** Generac Portable Generators

**Hazard:** When first filling the recalled generator with gasoline, fuel can leak from the carburetor posing a risk of serious injury or death from fire or burn hazard. Consumers with generators that have previously been filled with enough gasoline to move the gauge off “E,” or have been used without any gasoline leakage, can continue to be used.

**Remedy:** Repair

**Recall Date:** April 16, 2026

**Units:** *About 260 were sold in Canada*

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# The CAHPI Inspector

## WELCOME to CAHPI's NEW MEMBERS

First Name	Last Name	City	Prov	Designation
Talwinder	Chahal	Sarnia	ON	Candidate
Andrew	Coakley	Selby	ON	Candidate
Stephen	Hart	Halifax	NS	Candidate
Roy	Merhi	Edmonton	AB	NCH
Jessica	Robichaud		NB	Candidate
Joel	Rollefstad	Calgary	AB	NCH, RHI
Darian	Sampson	Kanata	ON	Candidate
Mohd Mustafa	Waziri	London	ON	Candidate
Mike	Webber	Prince George	BC	RHI

## CONGRATS to CAHPI's NEW UPGRADES

First Name	Last Name	City	Prov	Designation
Rishab	Monga	Bridgewater	NS	NCH
Ed	Oakley	Sambro	NS	NCH
Andre	Peters	Edmonton	AB	NCH, RHI

# The CAHPI Inspector

## VOLUNTEER WITH CAHPI!

CAHPI is calling all volunteers! We have recently restructured our Committees in the hopes of encouraging more members to participate. Our doors are open and we want to hear what you have to say.

Joining a CAHPI committee is a fantastic opportunity to contribute to the home inspection industry in Canada. Whether you're passionate about professional development, training, mentoring, public relations, or marketing, there's a committee that aligns with your interests and expertise. By volunteering, you not only help advance and protect the home inspection profession but also gain access to valuable industry information, networking opportunities, and best practices.

If you're interested in learning more about available volunteer opportunities and finding the best fit based on your interests and availability, you can [review the options here](#) and reach out to Anne at [anne@cahpi.ca](mailto:anne@cahpi.ca) for more information. Your voice and expertise can make a significant difference in shaping the future of the home inspection industry in Canada.



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## CAHPI: ADVANCING PROFESSIONALISM, CONSUMER PROTECTION, AND EMPOWERING HOME INSPECTORS ACROSS CANADA

CAHPI members are a part of a national network dedicated to raising the standard of home inspections, advancing professional credibility, and protecting consumers in one of the most important financial decisions Canadians make.

### CAHPI Membership provides:

- **Professional Recognition:** Be part of a respected, nationally recognized association that sets the benchmark for training, ethics, and standards in the home inspection industry.
- **Ongoing Education:** Access webinars, workshops, and continuing education opportunities to maintain certification, stay up-to-date on emerging technologies, and enhance your inspection skills.
- **Advocacy & Representation:** Your voice matters. CAHPI advocates with regulators, government, and industry partners to ensure home inspectors are recognized and involved in decisions affecting the profession and consumer protection.
- **Networking & Collaboration:** Connect with peers, mentors, and industry experts through events, forums, and committees, sharing insights and strategies to grow your business.
- **Tools & Resources:** Members receive access to best practice guidelines, technical updates, and other resources to simplify inspections and improve client service.

**CAHPI is more than membership – it is a commitment to professionalism, credibility, and excellence in home inspection.**

### Tangible Member Benefits:

- Complimentary access to all [LIVE webinars](#)
- Complimentary access to all [on-demand webinars](#) (almost 100 webinars available)
- Preferred insurance rates
- [Annual National Conference](#) offering opportunities for members to gain education, comradery and networking with like-minded inspectors, speakers, sponsors and exhibitors of home inspection products/services.
- Inclusion on [CAHPI's Find a Home Inspector](#) search tool
- [Brand yourself](#) with the highest industry Membership Qualification (Registered Home Inspector – RHI)
- [National Affiliate Product & Service Directory](#) providing CAHPI members with a 'one-stop' directory of home inspection products and services for operating a successful home inspection business.

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We're always looking to feature 'Photos from the Field' from our members. Share with us a photo from your repertoire that tells an interesting story about a recent home inspection. Please include your name and a brief (50 word) overview explaining the photo to [info@cahpi.ca](mailto:info@cahpi.ca). Do you have home inspection content you've authored and would like to share? Contact us to see how you can get involved [info@cahpi.ca](mailto:info@cahpi.ca).

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