

*To protect the public interest by ensuring that registrants act within a professional framework that promotes ethical conduct and integrity and strengthens consumer trust and confidence.*



# THE REGISTER

## Spring 2026



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## Important Dates and Deadlines

### Registration Renewal:

Deadline: June 30, 2026

### Commission Office Closed :

Canada Day	July 1
Saskatchewan Day	August 3
Labour Day	September 7
National Day for Truth and Reconciliation	September 30
Thanksgiving	October 12
Remembrance Day	November 11
Christmas Day	December 25

### Regular Office Hours:

Monday to Friday  
8:30am - 12:00pm  
1:00pm - 4:30pm

Closed Saturday, Sunday and  
Statutory Holidays

## COMMISSION MEMBER ELECTION

Pursuant to Section 6 of The Real Estate Act and Bylaw 216.2, there are to be six members of the Saskatchewan Real Estate Commission (the Commission) elected by other industry members, representing each of three regions: Region 1 – Saskatoon, Region 2 – Regina, and Region 3 – Rural (all areas of the province outside of Saskatoon and Regina). Elected members serve a three-year term commencing July 1st following the election.

### **This Year's Election:**

The two Commission positions representing Region 2 were due for election this year. The current term of office expires on June 30, 2026.

Three candidates for the two representative positions were nominated.

All registrants in Region 2 were advised of the election and provided with voting instructions and nominee biographies. Voting took place via secure online portal between March 25th and April 8th.

Thank you to all registrants who took the time to cast a vote.

### **Election Results:**

We are pleased to announce that Shelly Kainz and Paige Jerkovits are the successful candidates chosen to represent Region 2 with the Commission for a three year term (July 1, 2026-June 30, 2029).



#### **Paige Jerkovits**

Salesperson - Denro Property Management Ltd.  
Registered since July 2017  
Registered to trade in: Residential, Commercial,  
Farm and Property Management



#### **Shelly Kainz**

Salesperson - Coldwell Banker Local Realty  
Registered since Feb 2010  
Registered to trade in: Residential

We would like to thank Lori Patrick and Cliff Iverson for their time, dedication and many contributions as Commission members. Their respective terms as Commission members will expire on June 30, 2026.

Lori Patrick served the Commission from July 1/2017 to June 30/2026 as a member of various Commission committees and spent time as the Chairperson of the Education Committee.

Cliff Iverson served the Commission from May 4/2018 to June 30/2026, and spent time as Chairperson, Vice-Chairperson, and as Chairperson of the Education Committee.

# USE OF ARTIFICIAL INTELLIGENCE: ADVERTISING

## Introduction

Artificial Intelligence (“AI”) and its uses are constantly changing. There are a number of ways that AI could be used by registrants while trading in real estate. The Commission will be providing additional information and instruction in the coming editions of *The Register*. The first article has to do with the use of AI in advertising and virtual staging.

## Advertising and Virtual Staging

AI has several abilities, many of which can be used to create advertising and virtually staged photos. Generative AI tools can create content such as images or videos in response to a user prompt. While these tools may be of some benefit to registrants, there are risks associated with using AI tools to create advertising.

AI tools can “hallucinate”, meaning that the content that they produce may be inaccurate or incomplete. It is crucial that registrants are aware of this potential risk and are also aware that they ultimately remain responsible if advertising that they have created using an AI tool is in breach of the legislation.

For example, a registrant has a duty pursuant to Commission Bylaw 726 to not create advertising that is false, inaccurate or misleading or reasonably capable of misleading the recipient or intended recipient. If a registrant uses an AI tool to create a description to be included in an MLS® listing, and this description contains inaccuracies about the property, that registrant is ultimately responsible for the content of the listing and could be subject to sanction under Bylaw 726.

Additionally, if a registrant uses photographs that were created using a virtual staging AI tool in advertising, the registrant could be in violation of Bylaw 726 if the photographs are misleading or reasonably capable of misleading the recipient or intended recipient about the current condition of the property.

Similarly, section 55(2) of *The Real Estate Act* provides that no broker, branch manager, associate broker or salesperson shall advertise a trade in real estate unless the advertisement indicates the name of the brokerage for which the broker, branch manager, associate broker or salesperson is authorized to act. If a registrant uses an AI tool to create advertising which does not include the name of the brokerage, that registrant remains responsible for the contents of the advertising and would be subject to sanction under s. 55(2) of the Act.

Registrants must remain diligent and ensure that all advertising that is created using an AI tool is closely reviewed to ensure its accuracy and compliance with *The Real Estate Act*, Regulations and Commission Bylaws. As a best practice, if a registrant has used an AI tool to create advertising, this should be disclosed in the advertisement itself so that all viewers are aware. For example, if AI is used to alter a photo, the photo should include “Edited with AI”, “Virtually Staged”, or some marking on the photo to alert viewers and disclose that it is not the original.

Brokers should also be aware that registrants of their brokerage may be using AI and should establish policies and mechanisms to provide guidance for registrants. Brokers should continuously supervise how AI tools are being used by registrants at their brokerages, and regularly review content generated by AI tools to ensure it remains compliant with the legislation and any brokerage policies.

**For more information, please contact the Commission directly by email at:**

**info@srec.ca or visit our website: [www.srec.ca](http://www.srec.ca)**

# THE IMPORTANCE OF SEARCHING TITLE

## Introduction:

The Commission would like to take this opportunity to remind registrants that searching title is an important requirement when taking a listing or writing an offer and a step that must not be skipped. Much of the information contained in this article is taken directly from the educational materials and should be common knowledge of all registrants.

## Searching Title to a Property:

Searching title is a simple, necessary step on any transaction in which a registrant is involved. Doing so ensures the registrant fulfills their obligation to properly ascertain necessary facts in relation to the property with respect to which they accept agency agreements or write offers. Failure to search title can and has previously resulted in a failure to know and obtain signatures from all owners, being unaware of an encumbrance on title, and failing to note the existence of subsurface rights.

The Commission form Residential Contract of Purchase and Sale obligates the seller to deliver title in the following conditions:

1.1 The Buyer offers to purchase the property from the Seller subject to the reservations and exceptions appearing in the existing Certificate of Title and free and clear of all encumbrances as contemplated in Section 4.6 save and except such encumbrances as are expressly agreed to be assumed by the Buyer...

...

4.6 Unless otherwise agreed to in writing, the Seller shall transfer title to the property to the Buyer free and clear of all encumbrances except:

- (a) those implied by law,
- (b) non-financial obligations now on the title, such as easements, utility right of way, covenants and conditions that are normally found registered against property of this nature which do not affect the saleability of the property,
- (c) homeowner association caveats, encumbrances and similar registrations, and
- (d) those items the Buyer agreed to assume in this contract.

Upon the transfer of title to the property in the name of the Buyer, subject only to the aforementioned encumbrances, the Seller may use the proceeds of the sale from the Buyer to discharge the encumbrances not assumed by the buyer.

As such, it is imperative that a title search be conducted at the earliest possible opportunity so that the registrant obtains important and current information.

Canadian courts have found negligence on the part of registrants who fail to conduct a title search (see for example *Price v Malais*, [1982 CanLII 751 \[BCSC\]](#)).

## Possible Issues on Title:

There are many issues that can turn up on a title search. A failure to pull title early in the transaction can lead to a lot of stress, unnecessary last-minute scrambling, and even consumer harm.

## SEARCHING TITLE continued...

Things that can appear on title that can jeopardize a transaction include, but are not limited to:

- Multiple mortgages;
- Unpaid judgments;
- Restrictive easements on property use;
- Multiple owners who must sign transaction documentation;
- Undisclosed leases; and,
- Miscellaneous interests registered by third parties.

It is imperative that all these issues be noticed and dealt with earlier in the transaction as opposed to having them come to light mere days before possession.

### Relevant Previous Commission Decisions:

The Commission has previously sanctioned registrants for failing to search title to properties.

In [Campbell \(Re\), 2024 SKREC 14](#), a registrant was sanctioned for breaching Bylaw 714. When listing a property for sale, Ms. Campbell failed to review title which would have made her aware that the Seller's deceased husband's name was still on title and that the Seller had not yet probated the Will. As a result of this failure, the parties were unaware of the complications with the title until the lawyer was preparing the documents. A tenancy at will was prepared for possession to occur on the possession date, and transfer of title to the Property was delayed. That Ms. Campbell self-reported was a mitigating factor in the issuing of an order of reprimand and a fine of \$2,500.

In [Baxter \(Re\), 2019 SKREC 14](#), the registrant was charged with breaching section 58(1)(a), 58(3)(a) and Bylaw 702 for failing to obtain witness signatures on offers to purchase, failing to obtain the seller's acceptance of an offer to purchase in writing, and failing to protect and promote the interests of a buyer client when she didn't look at copies of title and see that there were easements registered by Nature Conservancy of Canada and Ducks Unlimited which restricted the use of the land. Ms. Baxter received an order of reprimand and fines totaling \$5,000 for the breaches.

In [Tait \(Re\), 2008 SKREC 14](#), the registrant was charged for breaching Bylaw 714 when he received assurances from the daughter of the owner that she had a power of attorney to sell the property. Mr. Tait did not obtain a copy of the power of attorney, nor did he conduct a title search of the property. There were other individuals named on title, who refused to execute land transfers to complete the transaction, and the buyer commenced a court action to force the sale of the property. Mr. Tait received a \$1,000 fine for violating Bylaw 714. The Hearing Committee noted that searching the title was a basic element of a sale transaction, and that simple steps would have avoided the situation which was now in civil litigation to the detriment of all parties.

### Public Protection:

Part of the Commission's legislative mandate is protection of the public. Requiring title searches is one way in which the Commission continues to fulfill this mandate.

Registrants also have both an ethical and legislative duty to protect the public against fraud, unethical practices, and misrepresentation. To fulfill these duties, certain precautions must be taken when acting on behalf of a client.

**For more information, please contact the Commission directly by email at: [info@srec.ca](mailto:info@srec.ca) or visit our website: [www.srec.ca](http://www.srec.ca)**

## INVESTIGATION SUMMARIES

The Commission is responsible for setting standards of practice for the real estate industry and creating consumer confidence and trust in the industry. The Commission investigates all complaints and handles discipline through a hearing process set out in *The Real Estate Act*. Consistent with the Commission's regulatory mandate, the complaint process is intended to deal with the actions and conduct of real estate registrants (brokerages, brokers, branch managers, associate brokers and salespeople), to ensure the public interest is served and protected.

**FOR REGISTRANTS:** In order to maintain the professionalism of the industry, it's important for registrants to keep up-to-date on practice issues and disciplinary histories so they can competently serve clients and customers.

**FOR STAKEHOLDERS AND CONSUMERS:** Everyone has the right to be aware of who has been disciplined in the real estate industry. It is important information to know, especially if you are looking to hire the services of a registrant.

Full decisions can be found through our [website](#) (posted for three years) or on [CanLII](#) (posted indefinitely):

**[2024-108 Jesse Honch](#)** – On March 26, 2026, Mr. Honch was issued an order of reprimand and a \$2,500 fine for breaching Bylaw 726 by undertaking or authorizing advertisements containing information that was inaccurate and reasonably capable of misleading the recipient.

**[2024-111 Michael Richard](#)** – On March 26, 2026 Mr. Richard was issued an order of reprimand and a \$5,000 fine for breaching Bylaw 712(c) by allowing unregistered employees of the brokerage to trade in real estate. Mr. Richard was also issued an order of reprimand and a \$3,000 fine for breaching Bylaw 702 by failing to protect and promote the interests of a client of his brokerage.

**[2024-119 Deanna Strieb](#)** - On March 26, 2026, Ms. Strieb was issued an order of reprimand and a \$3,500 fine for breaching subsections 58(1) and (4) of the *Act* by failing to reduce three offers and one counteroffer to writing. Ms. Strieb was also issued an order of reprimand and a \$3,500 fine for breaching Bylaw 702 by failing to protect and promote the interests of her client, and failing to deal fairly with all parties to the transaction.

**[2025-19 Scott Ziegler](#)** - On March 26, 2026, Mr. Ziegler was issued an order of reprimand and a \$2,500 fine for breaching Bylaw 726(c) by undertaking or authorizing advertisements containing information that is reasonably capable of misleading the recipient.

**[2025-26 Lanette Thoreson](#)** - On March 26, 2026, Ms. Thoreson was issued an order of reprimand and a \$4,000 fine for breaching Bylaw 702 by failing to protect and promote the interests of her client.

**[2026-24 Hai \(Bradley\) Dao](#)** – On June 10, 2026, Mr. Dao was issued an order of reprimand and \$3,000 fine for breaching Bylaw 702.1 by engaging in conduct that was disgraceful, unprofessional or unbecoming of a registrant in the course of his practice when he failed to follow instructions from the seller to use hand sanitizer, wear masks, and not have children present during a showing.

**[2025-113 Donna Paul](#)** – On June 10, 2026, Ms. Paul was issued an order of reprimand and \$5,000 fine for breaching Bylaw 723(c) by failing to notify the Commission within the prescribed time limit of the commencement of civil proceedings against her with respect to misrepresentation and trade in real estate.

### **The Importance of Making a Complaint:**

Reporting complaints and concerns helps the Commission to protect the public, and allows the Commission to improve education and practice guidelines for registrants.

## REGISTRATION REMINDER

### Registration Renewal:

If there are no modifications to be made to your registration and you have successfully completed the 2025-2026 mandatory continuing professional development (CPD) course, you are eligible to renew your certificate of registration.

Complete the [Application Form](#) and log onto the Commission's [Online Registration System](#) to access your personal page. Use the paper form as your guide to answer the renewal questions and pay the renewal fee using either VISA or MasterCard. Once complete, please hand in the paper application form to your broker.

## DID YOU KNOW...

**The mandatory Schedule "C": Specified Terms and Conditions for Contract of Purchase and Sale of a Resale Condominium Unit sets out a list of documents that the Seller is to provide to the buyer in addition to the materials required in an Estoppel Certificate issued pursuant to *The Condominium Property Act, 1993* and its Regulations.**

Section 53 of [The Condominium Property Regulations, 2001](#) states that an estoppel certificate required by the legislation must be in Form GG. Form GG is quite extensive and includes a long list of information that must be provided by the seller of a condominium unit, including the condominium corporation's bylaws and copies of annual general meeting minutes and board minutes from the preceding year.

Schedule C is **a mandatory form** for condominiums.

The information to be provided **is required by legislation**.

## THE REAL ESTATE INSURANCE EXCHANGE

The Real Estate Insurance Exchange (REIX) is a non-profit organization that provides mandatory, cost-effective errors and omissions insurance to real estate industry professionals in Alberta and Saskatchewan. Errors & Omissions Insurance premiums are paid by all Saskatchewan brokerages and registrants as part of your annual registration fees.

### Regulation 18.1(2) states:

*Every registrant shall maintain errors and omissions insurance in the minimum amount of \$1,000,000, with respect to a claim, by participating as a subscriber in the Real Estate Insurance Exchange in accordance with the terms and conditions of the Real Estate Exchange Agreement.*

**www.REIX.ca**  
**Phone: 1.877.462.7349**



## EDUCATION

The Commission's mandatory education provider, the University of British Columbia's Sauder School of Business, Real Estate Division ([UBC Sauder](#)), provides all pre-registration courses as well as continuing professional development (CPD) courses. For education related questions, concerns or technical support contact UBC Sauder directly:

[saskinfo@realestate.sauder.ubc.ca](mailto:saskinfo@realestate.sauder.ubc.ca)

1.888.776.7733



If you plan to renew your registration for the next fiscal year (July 1, 2026 – June 30, 2027), it is mandatory to complete one of the CPD course options. Courses are available now.

## QUESTIONS OR CONCERNS

### Contact Us

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Toll Free: 1.877.700.5233  
E-Mail: [info@srec.ca](mailto:info@srec.ca)

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## Commission Members

Tyler Badinski, Melfort - Elected

Wayne Bernakevitch, Regina - Appointed

Carla Browne, Saskatoon - Appointed

Micheal Genest, Saskatoon - Appointed

Cliff Iverson, Regina - Elected

Alberta Mak, Battleford - Elected

Kayla McQueen, Saskatoon - Elected

Lori Patrick, Regina - Elected

Dean Staff, Saskatoon - Appointed

Jeff Stewart, Saskatoon - Elected\*

David Ukrainetz, Saskatoon - Appointed

\* Appointed by s.6(3)(b) of *The Real Estate Act*