

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

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Important Dates and Deadlines

Annual General Meeting:
October, 2026 - TBD

**Professional Corporations
Permit Renewals:**
Begin October 15, 2026
Deadline: December 31, 2026

Annual Financial Returns:
Begin January 3, 2026
Deadline: March 15, 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	December 25 To January 4

Regular Office Hours:

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

Closed Saturday, Sunday and
Statutory Holidays

USE OF ARTIFICIAL INTELLIGENCE: CONTRACTS & SERVICES

Recent advances in artificial intelligence (“AI”) make it easier than ever for registrants to use AI tools to assist with various aspects of preparing agreements and drafting clauses. However, there are significant risks to relying solely on AI tools to draft documents.

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 something that they have created using an AI tool is in breach of the legislation.

For example, a registrant who used an AI tool to create a property management agreement which was missing some or all of the mandatory elements found in Bylaw 617 or an offer to purchase that did not clearly show the terms and conditions of the offer as required by s.58(1)(b)(iv) of *The Real Estate Act* could be found in violation of the legislation.

Bylaw 702 imposes a duty on a registrant to protect and promote the interests of their client. This duty includes drafting a contract of purchase and sale that contains terms and conditions that reflect the wishes and interests of the client. If a registrant used an AI tool to draft an offer that left out terms or conditions that were important to the buyer, that registrant is responsible for the content of the offer and could be in violation of Bylaw 702.

AI tools can be used to help create documents. However, a registrant cannot simply repurpose the content created by an AI tool; this content must be critically reviewed to ensure that it is accurate and complies with *The Real Estate Act*, the Regulations, and Commission Bylaws. The registrant remains responsible for the contents of the documents they produce and provide to clients and colleagues, whether those documents were generated using AI tools or not. It is not a defence to a charge of professional misconduct that the breach of the legislation was done by an AI tool.

Registrants must remember that an AI tool is not a substitute for a licensed professional, and OpenAI, the creator of ChatGPT, recently updated its usage policies to clarify that users of ChatGPT can’t use the service for “tailored advice that requires a license, such as legal or medical advice, without appropriate involvement by a licensed professional.”

AI is also not a replacement for a qualified service provider, such as a lawyer or a home inspector. Registrants should not be relying, or encouraging their clients to rely, on AI to detect defects in a home inspection or to obtain legal advice. Doing so may be a violation of Bylaw 702.

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**

WHEN IS A ROOM A BEDROOM?

The national and provincial building codes set out several requirements that must be met in order for a space to be deemed a “bedroom”, including minimum window size and dimensions, lighting, minimum ceiling height, adequate ventilation and natural light, and minimum overall size. Older buildings that were compliant with previous iterations of the building code, but which do not meet modern standards, may still be deemed compliant as they can be “grandfathered in” (i.e., owners are not required to bring the buildings up to the current code unless and until the property changes hands, renovations are undertaken, etc.).

Bylaw 714 and Bylaw 715 require a registrant to take reasonable steps to discover information about a property the registrant is listing for sale or with respect to which a registrant is drafting an offer for a buyer. As the determination of whether a space constitutes a “bedroom” is not always a straightforward proposition, this does not mean that registrants must definitively determine if a room constitutes a “bedroom” pursuant to building codes. Registrants are not expected to become experts on all aspects of national and provincial building codes. Registrants should, however, be viewing the properties they’re dealing with to ensure that their decision to label a room a “bedroom” is supported by facts.

There is no definition of what constitutes a “bedroom” in *The Real Estate Act*, its Regulations or the Commission Bylaws. The Commission is only empowered to enforce the provincial real estate legislation, not applicable building codes.

As a result, a registrant who represents a room as being a “bedroom” will generally not be found in violation of the prohibition against inaccurate or misleading advertising (Bylaw 726) even if the room is ultimately deemed not to meet the building code requirements for a “bedroom” so long as the registrant’s statement is not unreasonable. For example, if the room does not have a window at all or the room is not fully enclosed by walls, an advertisement that describes the room as a “bedroom” would likely be found to be inaccurate.

Whether a room constitutes a “bedroom” in accordance with national building codes can be a critical issue for a buyer or seller, or it can be relatively unimportant. The best practice for registrants is to view the properties they are listing or with respect to which they are writing an offer and note any concerns they have about building code compliance. The issue should be raised with the client and the client should be referred for expert advice if they are concerned with strict building code compliance.

COMMISSION SURVEY RESULTS

Introduction:

The Commission conducted a survey and invited all brokers, branch managers, and associate brokers to respond earlier in 2026. We thank all of those that took the time to respond. The Commission welcomes your feedback and uses the information to assist in guiding its areas of focus.

The Results:

[A summary of the results of the survey are available for review.](#) The survey included both “Yes / No” style questions, and others that asked for a written response.

Feedback: If you have additional feedback for the Commission, we encourage you to contact us. The Commission’s website includes [a link to provide feedback](#), which can include contact information or be done anonymously.

PROFESSIONAL CORPORATIONS PERMIT RENEWALS

Section 8 of *The Professional Corporations Act* sets out how the Commission is able to register and issue permits to individuals who have a Professional Corporation (PC). The Commission ensures all permits issued to PCs are in good standing and comply with *The Business Corporations Act*, *The Professional Corporations Act*, and the Commission Bylaws.

Understanding the Process

A PC registered with Information Services Corporation (ISC) must file an annual return with ISC to remain in good standing. Registrants can then apply to the Commission for a permit. Permits are valid January 1 to December 31 and must be renewed annually (renewals open in mid October each year).

To be eligible to renew your Permit, the Commission must receive an updated Corporate/Entity Profile Report showing the annual return has been filed and the PC is in good standing with ISC. We recommend forwarding the updated Profile Report to the Commission after you file your return with ISC.

How to Renew Your PC Permit

For Salespeople, Associate Brokers and Branch Managers, login to the Commission's Online Registration System **on (or after) October 15th**, and simply click the 'Renew Permit' link under the "Professional Corporation Permit Information" heading and follow along to renew the permit. For Brokers, the process is the same, however the 'Renew Permit' option will be in their 'Action' drop-down box.

If the 'Renew Permit' link is not available, an updated Corporate/Entity Profile Report showing the annual return has been filed with ISC will need to be provided to the Commission. Once received, the 'Renew Permit' link will be available and the renewal can be completed as outlined above.

The fee to renew is \$200 payable online using VISA or MasterCard. Once paid you can print your new Permit and receipt.

IMPORTANT DEADLINE - The Commission office will be closed from **noon** December 24, 2026, re-opening January 4, 2027. In order to allow processing time, your Corporate Profile Report **must be submitted on or before December 22, 2026.**

LATE FEE NOTICE: If you fail to renew on time, a late fee of \$100 will be added to the renewal fee. If you do not renew and your permit expires, you will have to reapply for a new permit at a cost of \$500.

Additional Information

The Commission's website includes [additional information on Professional Corporations](#), including an overview of the process, application forms, sample names, advertising information, and the fees for application and renewal.

If you have questions about Professional Corporation Permit renewals please contact us:

306.374.5233 or email compliance@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):

[2026-57 Chuong \(Kevin\) Tran](#) – On June 25, 2026, Mr. Tran was issued an order of reprimand, a \$25,000 fine for breach of section 70, a \$25,000 fine for a second breach of section 70, a \$25,000 fine for a third breach of section 70, restitution in the amount of \$10,505.25, and is not eligible to apply for registration for a period of five years, for receiving deposit monies from three separate clients into his own personal bank account and failing to pay the deposits in to his brokerage.

[2026-18 Lisa Kirkwood](#) – On July 28, 2026, Ms. Kirkwood was issued an order of reprimand and a \$3,000 fine for breach of Bylaw 702 by failing to protect and promote the interests of her buyer client when she was aware of a relationship requiring disclosure of interest in trade between the sellers and listing agent and failed to ensure her client received the required disclosure.

[2026-19 Ryan Gay](#) – On July 28, 2026, Mr. Gay was issued an order of reprimand and \$4,000 fine for breach of Bylaw 714 by failing to take reasonable steps to discover facts pertaining to a property for which he accepted an agency agreement that a prudent registrant would take in order to fulfil the obligation to avoid error, misrepresentation or concealment of pertinent facts when he failed to verify the age of a property, relying instead on information from a previous listing.

[2025-76 Guy Fortier](#) – On July 28, 2026, Mr. Fortier was issued an order of reprimand and a \$3,000 fine for breach of Bylaw 714 by failing to take reasonable steps to discover facts pertaining to a property for which he accepted an agency agreement that a prudent registrant would take in order to fulfil the obligation to avoid error, misrepresentation or concealment of pertinent facts when he failed to independently verify information provided by his seller client regarding the dimensions of the garage, which was incorrect.

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.

DID YOU KNOW...

Information Bulletins:

The Commission has numerous [Information Bulletins](#) on its website that can be used as resources for registrants and members of the public.

The topics of all inquiries with the Commission are noted in order that the most common issues and trends can be used to produce information and education. Information is first published in *The Register* (past versions are available on the Commission website). The Commission's education provider, the University of British Columbia Sauder School of Business, then takes the information and incorporates it into the next Continuing Professional Development course. From there, the information is also made part of the pre-registration educational materials.

The most recent Information Bulletin deals with a trending topic: [Can a contract be revived with an amendment after the contract has expired?](#) The simple answer is: No, it cannot. Additional commentary has been added with information from the Commission and REIX, which is included below:

Commission Commentary:

Given the information and caselaw noted, the Commission's Review Officers will recommend to the Investigation Committee that a registrant is in breach of Commission Bylaw 702, by failing to protect and promote the interests of their client should they advise, instruct or allow their client to proceed with an amendment to a contract which is null and void because a deadline has expired. Further, failing to properly advise your client on the importance of dates and times (ie. how "time is of the essence") may also be a breach of Bylaw 702. All of which is in addition to attracting professional liability.

REIX Commentary:

Our position is very clear – whether the buyer and seller may agree to extend the expired offer by means of an amendment in our view is irrelevant. You cannot revive a dead offer, full stop. The offer must be rewritten.

It is unacceptable practice to extend an expired offer or condition removal date for that matter to attempt to revive a dead contract. Registrants that engage in this sort of practice may very well find themselves with a serious insurance coverage problem if one of these transactions "goes south" and litigates. Additionally, there is the very distinct possibility that a court would not recognize the amendment.

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.

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

1.888.776.7733



QUESTIONS OR CONCERNS

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Commission Members

Tyler Badinski, Melfort - Elected

Wayne Bernakevitch, Regina - Appointed

Carla Browne, Saskatoon - Appointed

Micheal Genest, Saskatoon - Appointed

Paige Jerkovits, Regina - Elected

Shelly Kainz, Regina - Elected

Alberta Mak, Battleford - Elected

Kayla McQueen, Saskatoon - Elected

Dean Staff, Saskatoon - Appointed

Jeff Stewart, Saskatoon - Elected*

David Ukrainetz, Saskatoon - Appointed

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