

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

Winter 2026



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Important Dates and Deadlines

Annual Financial Returns:

Deadline: March 15, 2026

Commission Office Closed :

Good Friday	April 3
Victoria Day	May 18
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

The Commission received three nominations for the two Commission member positions in Region 2 – Regina. The nominees are:

Judge Eilers

Salesperson - Century 21 Dome Realty Inc.

Registered since November 2018

Registered to trade in: Residential, Commercial and Farm

In 2018, Judge became licensed in real estate and began his career at L.E. Realty under the guidance of former Saskatchewan REALTORS® Association board member Lucinda Eilers. The mentorship and standards he experienced there formed the professional foundation he continues to build upon today. Throughout his time in the industry, Judge has been committed to raising the bar for professionalism and accuracy. In 2021, he launched Measure Right, which has grown to become Saskatchewan's leading residential measurement company. He has since earned recognition as a Subject Matter Expert in residential measurements and continues to support industry professionals who value precision, compliance, and best practices.

Judge is currently with Century 21 Dome Realty Inc., where he has been honoured with four Golden Heart Awards for charitable contributions, three Master Level Sales Awards, and the 2024 Breakout Agent of the Year award. Community involvement and professional excellence are both central to his career.

Real estate in Saskatchewan is evolving rapidly. Technology, data integrity, consumer expectations, and regulatory standards are shifting at a pace not seen before. Judge believes that the Commission benefits from forward-thinking leadership that understands both the practical realities of day-to-day brokerage operations and the emerging challenges tied to technology and innovation.



Paige Jerkovits

Salesperson - Denro Property Management Ltd.

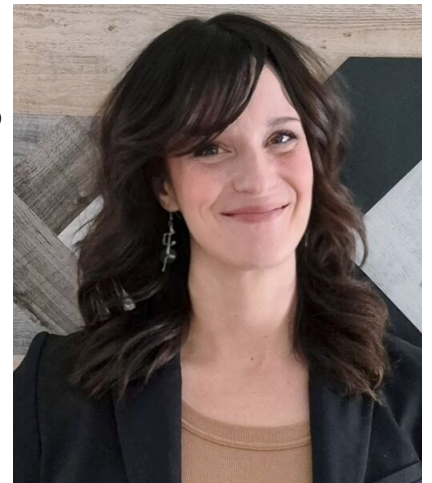
Registered since July 2017

Registered to trade in: Residential, Commercial, Farm and Property Management

Paige is a dedicated real estate professional proudly serving Saskatchewan as a registrant since 2017. With experience in commercial management, leasing, and residential property management, she would offer a well-rounded, practical perspective to the Commission and a strong commitment to strengthening consumer protection, ethical standards, and professional competency across the industry. Paige is passionate about effective, transparent regulation that supports and safeguards the consumer and elevates the industry and its professional representatives through clear communication and consistent enforcement.

Beyond her professional practice, she currently serves as Human Resources Director and Co-Chair of the Occupational Health & Safety Committee at Denro Property Management Ltd. and has previously contributed as a board member for non-profit organizations in her community. As a Commissioner for Oaths (expiring September 2030), Paige upholds integrity and accountability in every aspect of her work. A lifelong learner who is always expanding her knowledge - especially in real estate where she is currently working to complete her broker designation -

Paige is ready to bring thoughtful leadership, practical insight, and a strong voice for professionalism to the Commission.



COMMISSION MEMBER ELECTION continued...

Shelly Kainz

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

Shelly Kainz is an experienced real estate professional serving the city of Regina and area for 16 years. She believes in supporting local, volunteering, and lifelong learning. She has experience serving on Saskatchewan REALTORS® Association committees and is now looking forward to being a member of the Commission. She is recognized for her strong communication skills, strategic thinking, and ability to bring people together. With a background in community-focused initiatives and a reputation for thoughtful, balanced decision-making, she is committed to contributing positively to the Commission through collaboration, integrity, and a solutions oriented mindset. She values transparency, connection, and supporting the long-term success of the industry and community she serves.



The Election Process:

Commission Bylaw 214.1 states: The Election Day for the elected Commission members shall be on or before **April 8th** of each year.

The election will take place electronically via the Commission's online registration system. **The system will open for voting on March 25, 2026, and voting will close April 8, 2026.** The Commission will announce the two elected members shortly thereafter.

BROKERAGE ANNUAL FINANCIAL REPORTING

Online Filing:

To file your brokerage's report, sign into your brokerage screen on the Commission's Online Registration System. The top section of the page is related to the brokerage. Look for the Actions box and click on the drop down menu. Click on "File annual financial report" and press the GO button.

Reports for the 2025 year must be filed on or prior to March 15, 2026. The report is not considered complete until all requested and supporting documentation is received by the Commission, or post marked, on or prior to March 15, 2026.

Documentation may be submitted by any of the following methods:

- Clearly scanned as PDFs and emailed to afr@srec.ca
- Mailed to 104-210 Wellman Crescent Saskatoon SK S7T 0J1

In accordance with Commission Bylaw 407, a late submission fee of \$1,500.00 will be levied against each brokerage whose complete report and supporting documentation are received dated/postmarked after March 15, 2026.

For more information, or if you have difficulties regarding the filing process, please contact the Commission directly by email at: afr@srec.ca or visit our website: www.srec.ca

THE COMMISSION COMPLIANCE PROCESS

To address any concerns, misunderstandings or misinterpretation that registrants might have about the Commission's complaint process, please refer to the Commission's website under the heading of 'Registrant Information > Investigation Process' ([reginfoinv | Saskatchewan Real Estate Commission](#)).

The Process:

When a complaint is received, the legislation requires the Commission to investigate. Commission staff cannot summarily dismiss a complaint. It is important to understand that the Commission's process includes an evaluation of **whether or not there is a reasonable prospect of conviction** in each complaint. Simply put, if the investigation does not yield evidence sufficient to clearly establish a breach of *The Real Estate Act* (the Act) or Commission Bylaws, a recommendation is made that the complaint be dismissed.

Conversely, once the investigation is complete, if the facts clearly demonstrate a breach, the registrant is presented with an opportunity to agree to those facts, agree that those facts demonstrate a breach, and that breach should result in a sanction.

The Commission's practice to only proceed in situations where the facts demonstrate a breach significantly decreases the chance of wrongful convictions, procedural errors, or biased judgments at hearings or an appeal. That said, if the registrant disputes the findings of fact, disputes that the allegations amount to a breach, or disputes the amount of the sanction, then the matter ought to proceed to a hearing.

Consent Orders:

The consent order process has shown to be an efficient and cost-effective means for registrants to resolve complaints, resulting in fewer hearings and fewer appeals.

If a registrant is prepared to sign a Statement of Facts and Admissions, the Investigation Committee will work with the registrant to come to an agreement as to an appropriate penalty for each breach of the legislation. If an agreement is reached, a Consent Order setting out the facts, breach(es) of the legislation, and penalty is prepared and presented to a Hearing Committee for review. The Hearing Committee may accept or reject the Consent Order. If the Hearing Committee accepts the Consent Order, it will issue a formal Hearing Decision and the registrant will be required to satisfy the penalty imposed.

Negotiations of sanctions with the Investigation Committee are conducted on a "without prejudice" basis. As such, if the Consent Order is rejected by the Hearing Committee, the registrant is not bound by any admissions made during the negotiation process.

If the Hearing Committee does not accept the terms of the Consent Order, the registrant may choose to make one more attempt to negotiate a Consent Order or request that the matter be set for a hearing.

Hearings:

Given that the Commission only proceeds with further action against a registrant if there is a reasonable likelihood of proving a breach of the Act or Bylaws, hearings are the exception rather than the norm. Again, if the registrant disputes any of the facts, or that the facts amount to a breach, or the amount of the penalty for a breach, then the matter ought to proceed to a hearing. In order to save costs for the parties, the Commission will look to come to an agreement on the facts, or the facts and the breach(es). It may be that a hearing is held for the purpose of determining the sanction alone.

THE COMPLIANCE PROCESS continued...

Costs:

Section 38(2)(a)(ii) of the Act gives authority to the Hearing Committee to order the registrant to pay the costs of the investigation and hearing into the registrant's conduct and related costs, including the expenses of the Investigation Committee and the Commission and the costs of legal services and witnesses if the registrant is found guilty of professional misconduct.

Please note: A registrant is not assessed the investigation and hearing costs if they are found not guilty of professional misconduct. If a registrant believes they are not guilty, costs should not be an impediment to proceeding with a hearing to determine if the registrant is guilty or not guilty of professional misconduct.

Regardless, when a registrant chooses to proceed to a hearing, a draft Bill of Costs is provided to ensure procedural fairness. It would be unfair to request costs following a hearing and finding of guilt if the registrant was not alerted to the possibility and amount of those costs in advance of the hearing.

In order to alleviate hearing costs, the Commission will look to accommodate virtual hearings in line with the practice used by Court of King's Bench for Saskatchewan. Where counsel or a party to a proceeding believes that the proceeding or a portion of the proceeding can be conducted by video conference without jeopardizing the integrity of the proceeding, they can request that the hearing or witness appearance be conducted by video conference.

The Commission website describes hearing scenarios that can limit costs for registrants in the complaint process.

Opportunity to Appeal:

The Commission's website sets out the two levels of appeal legislated in sections 43 through 46 of the Act. The website also provides additional guidance for registrants as to the process involved. As noted on the website, hearing and appeal decisions are available on the [Canadian Legal Information Institute \(CanLII\)](#) website.

For more information, please contact the Commission directly by email at: info@srec.ca or visit our website: www.srec.ca

DID YOU KNOW...

The Commission's mission is 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. Recent events have demonstrated that one of the most significant areas of risk to that trust and confidence is the handling of trust funds. As a result, the Commission has developed a [Brokerage Guide to Trust Accounting](#) to assist with the requirements of *The Real Estate Act*, its *Regulations*, and the Commission's Bylaws for record keeping and the handling of trust funds.

The Commission is conducting random trust account liability listing and trust reconciliation checks ("Trust Check"), in addition to the ongoing full trust account inspections. The purpose of a Trust Check is to ensure that the brokerage is generating and retaining the appropriate records of any funds it is holding in trust in relation to trades in real estate.

If you require additional information, have concerns or questions about trust money or trust accounting, please contact the Commission.

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):

[2022-39 Ajit Matharu](#) – On November 25, 2025, Mr. Matharu was issued an order of reprimand and \$25,000 fine for breaching 39(1)(a) of the *Act* by failing to collect a deposit in accordance with the contract of purchase and sale and failing to advise the listing agent that no deposit had been received. Mr. Matharu was also issued an order of reprimand and \$3,000 fine for breaching Section 58(1)(b)(ii) of the *Act* by drafting an offer to purchase that did not include the name and address of the buyer.

[2024-74 Gary Emde](#) – On November 25, 2025, Mr. Emde was issued an order of reprimand and \$8,000 fine for breaching Commission Bylaw 711 by failing to adequately supervise a registrant for whom he was responsible. Mr. Emde was also issued an order of reprimand and \$6,000 fine for breaching Commission Bylaw 712 for failing to review and initial all real estate agreements in a timely manner, failing to ensure that the brokerage utilized only registered personnel to perform duties of registrants on behalf of the brokerage, and failing to take reasonable steps to ensure that the brokerage and its registrants were in compliance with the legislation.

[2025-29 Prashant Ambilwade](#) – On November 25, 2025, Mr. Ambilwade was issued an order of reprimand and \$6,000 fine for breaching Commission Bylaw 730 by failing to complete the mandatory Disclosure of Interest in Trade forms when he acquired an interest in four leased properties.

[2024-08 Mian Nadeem Islam](#) – On December 8, 2025, Mr. Islam was issued an order of reprimand and \$3,000 fine for breaching Section 55(2) of the *Act* by advertising a trade in real estate without indicating the name of the brokerage for which he is authorized to act. Mr. Islam was also issued an order of reprimand and \$5,000 fine for breaching Commission Bylaw 701 by making untrue statements to the Commission.

[2024-43 Sagar Kundra](#) – On December 8, 2025, Mr. Kundra was issued an order of reprimand and \$4,000 fine for breaching Commission Bylaw 702.1 by engaging in conduct that is disgraceful, unprofessional and unbecoming in the course of his practice. Mr. Kundra was also issued an order of reprimand, \$6,000 fine and 30 day suspension for breaching Commission Bylaw 701 by making an untrue statement to the Commission.

[2025-60 Zacharia Aboughoushe](#) – On December 8, 2025, Mr. Aboughoushe was issued an order of reprimand and an order that his registration be terminated with no eligibility to apply for re-registration for a period of 2 years from the date of termination for breaching Section 18(1)(d) of the *Act* by trading in real estate as a salesperson while he was not registered as a salesperson when he failed to renew his registration before it expired.

INVESTIGATION SUMMARIES continued...

[2025-61 Catherine \(Michelle\) Bailey](#) – On December 8, 2025, Ms. Bailey was issued an order of reprimand and \$3,000 fine for breaching Section 18(1)(d) of the *Act* by trading in real estate as a salesperson while she was not registered as a salesperson when she failed to renew her registration before it expired.

[2025-63 Tannis MacDonald](#) – On December 8, 2025, Ms. MacDonald was issued an order of reprimand and \$3,000 fine for breaching Section 18(1)(d) of the *Act* by trading in real estate as a salesperson while she was not registered as a salesperson when she failed to renew her registration before it expired.

[2024-118 Re/Max Saskatoon](#) – On December 18, 2025, Re/Max Saskatoon was issued an order of reprimand and \$25,000 fine for breaching Section 71(1)(d) of the *Act* by disbursing trust money outside the terms of the trust pursuant to which it was received.

[2025-37 Darren LaMotte](#) – On December 18, 2025, Mr. LaMotte was issued an order of reprimand and \$4,000 fine for breaching Section 55(2) of the *Act* by advertising trade in real estate without indicating the name of the brokerage for which he is authorised to act.

[2025-72 Darrel Stretch](#) – On December 18, 2025, Mr. Stretch was issued an order of reprimand, \$3,000 fine, and voluntary termination of his registration with no eligibility to register for a period of three months from the date of withdrawal for breaching Commission Bylaw 702.1 by engaging in conduct that is disgraceful, unprofessional or unbecoming of a registrant in the course of his practice.

[2025-81 Valerie Hertz](#) – On December 18, 2025, Ms. Hertz was issued an order of reprimand and \$3,000 fine for breaching Commission Bylaw 720 by making an affidavit that contained false information. The fine for Ms. Hertz's violation of Commission Bylaw 720 was significantly reduced due to the fact that she self-reported her error.

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.

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

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 by May 31, 2026. Courses are available now.

QUESTIONS OR CONCERNS

Contact Us

Phone: 1.306.374.5233
Toll Free: 1.877.700.5233
E-Mail: info@srec.ca

www.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*