RESIDENTIAL PROPERTY MANAGER INDUSTRY COUNCIL REGULAR MEETING

9:00 am – 12:00 pm, Tuesday, June 12, 2026
Virtual Teams Meeting

MINUTES

In Attendance:	Don Newell, *Chair* Anand Sharma Charissa Shine Tania Andrushko Jacquie Lesperance
Resources:	Stacy Paquin, *CEO* Warren Martinson Rina Hawkins Shannon Patterson Bryan Douey Kristian Tzenov David Anderson Esa Saily
Recording Secretary:	Christina Harrington

1. Call to Order
   The meeting of the Residential Property Manager Industry Council ("Industry Council") was called to order at 9:01 am.

2. Chair's Opening Remarks
   The Chair welcomed members and guests to the meeting and delivered opening remarks.

3. Approval of Agenda
   The Industry Council reviewed the meeting agenda.

   MOTION: The Residential Property Manager Industry Council approves the June 12, 2026, meeting agenda, as amended.
   Moved by Tania Andrushko,
   Seconded by Jacquie Lesperance
   Carried

4. Conflict(s) of Interest Declared
   The Chair called for conflicts of interest to be declared. No conflicts of interest were declared.

5. Consent Agenda

The Industry Council reviewed the consent agenda.

Anand Sharma joined the meeting at 9:15 a.m.

> *MOTION: The Residential Property Manager Industry Council approves the consent agenda, which includes the March 10, 2025 meeting minutes, as amended, and receives the Regulatory Activity Scorecard, and the Credentialing Report and Learner Success Rates, as information, as presented within the meeting package.*
>
> *Moved by Charissa Shine,*
> *Seconded by Tania Andrushko*
> *Carried*

6. Regulatory Activity Scorecard

The Industry Council acknowledged that ss. 37(3)&(4) of the *Real Estate Act* ("*REA*") allow an Industry Council to request information from the Registrar regarding complaints relating to the general licensees governed by that Industry Council. However, an Industry Council may not request information from the Registrar about a specific investigation that is or has been conducted under the *REA*.

The Registrar will provide the Industry Council with greater granularity of reporting and overall themes of *REA* breaches related to property management (residential) licensees and condominium manager licensees. The Industry Council will use the report to identify licensee competency gaps, to facilitate comprehensive education, and to enhance public protection.

ACTION: The Registrar will provide the Industry Council with a standing report highlighting general themes of *REA* and Rule contraventions involving property management licensees, with a residential focus, and condominium management licensees.

7. Credentialing Report and Learner Success Rates

The Industry Council received the credentialing report and learner success rates.

ACTION: The Registrar will provide a supplemental report to the *Credentialing Report and Learner Success Rates*, detailing the annual learner success rates of each approved course provider.

8. RECA Board of Directors Report

The Industry Council received the RECA Board of Director's ("Board") report, as information.

9. Appointment of Public Member

The Industry Council welcomed Jacquie Lesperance, recently re-appointed as a public member to the Industry Council. The Minister of Service Alberta and Red Tape Reduction ("Minister") appointed three new public members, being Michael P. Theroux, to the RECA Board of Directors ("Board"), Pamela Rath to the Residential Real Estate Broker Industry Council, and Jacquie Lesperance to this Industry Council.

Management reported that, due to a recent vacancy, the Commercial Real Estate Broker and Commercial Property Manager Industry Council is holding an election to fill the urban commercial seat.

10. Deloitte Report

RECA received the Deloitte report (the "Report") in April 2026, as commissioned by the Minister. The Report recognized several areas of effective operation at RECA, including sustained delivery of core regulatory functions through significant industry and governance changes, a clear focus on consumer protection, and the use of modern regulatory approaches such as risk-based complaint handling and alternative resolution processes. The Report also identified opportunities to further strengthen RECA's effectiveness. RECA will provide a preliminary response to the Minister by the end of June 2026.

11. *REA* Rules Review Update

Management reported that, following two-years of extensive consultation, the Industry Councils collectively approved amendments to the *REA* Rules in September 2025. *REA* Rule amendments were subsequently transmitted to the Minister by the Board, for approval.

The Minister sought RECA's confirmation that the proposed *REA* Rules do not require any further amendments, to coincide with the Deloitte Report recommendations. The Industry Council confirmed that it supports the *REA* Rules submission made to the Minister in December 2025 and makes no further recommended amendments at this time.

12. Stakeholder Engagement Report

Esa Saily, RECA Exam and Curriculum Specialist, David Anderson, RECA Regulatory Compliance Advisor, and Kristian Tzenov, RECA Advisory Services Manager, joined the meeting

Broker Forums

Management reported the outcomes of the Broker Forums, held in Edmonton, Calgary, and online for Province-wide access. The Broker Forums provide practical feedback to RECA to identify industry concerns, emerging issues, areas requiring further communication, policy work, and Industry Council awareness. Topics of this session's discussions included; licensing structure and sector organization, education, examinations, learner feedback, competence development and mentoring, communication, consultation, audits, accommodations and operational concerns.

ACTION: Management will create a Broker Forum engagement outline to set the use, function, and form of the Broker Forums, to return to the Industry Council, as information.

Calendar of Industry Events
Management developed a Calendar of Industry Events, to highlight engagement opportunities with RECA's primary and secondary stakeholders, identified in the Stakeholder Engagement Policy (2022). Engagement will follow the Stakeholder Engagement Policy and Guidelines, the *REA,* and the Bylaws.

The Industry Council recessed and reconvened.

13. Graduated Licensing Pilot Project for Property Management Licensees
The Industry Council continued its review of the proposed graduated licensing pilot project for property management licensees (the "pilot project"). The pilot project offers a structured pathway to entry, supports new entrants, relieves pressure to attract new applicants, addresses industry concerns regarding barriers to entry and staff shortages, and maintains a strong commitment to consumer protection.

Common activities of a property manager were delineated into *Level 1* (entry/supervised scope), or *Level 2* (broader scope with more responsibility and reduced oversight). Learners in the pilot project would receive on-the-job exposure prior to the full cost of a licence. The pilot project would be optional for brokers and brokerages.

The Industry Council also contemplated the creation of a restricted licence for leasing agents, with a limited scope of approved activities, such as showing rental units, conducting move-in and move-out inspections, conducting routine inspections specified in the lease, and hosting open houses for multi-unit complexes.

ACTION: Management will create an implementation plan for the graduated licensing pilot project for property management licensees, to operationalize next steps. The implementation plan will return to the Industry Council for approval at the September 2026 meeting.

14. Comparison of *Fundamentals of Condominium Management* (FCM) competencies and *Fundamentals of Real Estate* (FRE) competencies
Management presented a comparative report of the competencies within the FRE and the FCM. The Industry Council assessed whether the successful completion of the FRE would qualify as equivalent to the completion of the FCM, and vice-versa. The Industry Council acknowledged that both the FRE and FCM were developed through

independent ad-hoc committees, called in respect of each industry. The weightings between each Competency Exam Blueprint vary significantly between the FRE and FCM. Completion of the FRE is not equivalent to the completion of the FCM.

ACTION: Management will compile a report outlining the implications of creating a *Fundamentals of Property Management Competency Exam Blueprint*, in collaboration with the *Commercial Real Estate Broker and Commercial Property Manager Industry Council.*

15. *Condominium Property Act* Amendments, changes to *Fundamentals of Condominium Management* (FCM) Examination Blueprint and *Practice of Condominium Management* (PCM) Examination Blueprint
On December 5, 2024, Bill 30, the *Service Alberta Statutes Amendment Act, 2024* received royal assent, amending the Condominium Property Act ("CPA"). CPA amendments came into effect February 15, 2026. Proactively, RECA Credentialing halted all exam testing on learning outcomes that contradicted CPA amendments. RECA Credentialing made recommended, red-line amendments to the Competency Examination Blueprints relating to condominium management, to align with the CPA amendments. The Industry Council reviewed the recommended amendments.

MOTION: The Residential Property Manager Industry Council approves the competency amendments within the Fundamentals of Condominium Management Competency Exam Blueprint, and the Practice of Condominium Management Competency Exam Blueprint, ***as amended*** *at* ***TAB 16*** *of the meeting package, and recommends that the RECA Board of Directors approves the Fundamentals of Condominium Management Competency Exam Blueprint, and Practice of Condominium Management Competency Exam Blueprint, as amended, with a targeted effective date of January 1, 2027.*

Moved by Anand Sharma
Seconded by Charissa Shine
Carried

16. Relicensing Education Model Proposal
The Industry Council reviewed the *Relicensing Education Model Proposal*. The Industry Council favoured a curated model, which would prescribe existing courses to licensees for completion during a set period. The Industry Council will adopt a two-year relicensing cycle, alternating by licence class. This approach allows for faster implementation, and reduces development time, as courses are already available within the market. The Industry Council would identify areas of competency improvement and would select courses accordingly. Brokerages could then guide licensees toward courses that align with their specific learning needs, to enhance public protection.

ACTION: The Industry Council supports the curated course model for relicensing education, as presented at the meeting. Management will prepare the Relicensing Education implementation plan, accordingly, to identify timelines and resource requirements. The implementation plan will return to the Industry Council at the September 2026 meeting.

17. Items of Business Not Addressed
The *Industry Council Strategic Workplan* and the *Jurisdictional Scan* reports relating to *Labour Mobility, English Proficiency* and *Citizenship* were carried forward to the next meeting. The Industry Council recommended the subjects of *English Proficiency* and *Citizenship* be discussed at the Industry Chair Roundtable, as they affect all licensees.

18. In-Camera Session with the CEO
The Industry Council moved in-camera with the CEO, only.

19. In-Camera Session with Industry Council, only
The Industry Council moved in-camera with the Industry Council, only.

20. Final Adjournment
MOTION: The Residential Property Manager Industry Council approves the final adjournment of the June 12, 2026, meeting.
Motion duly made and seconded
Carried

The meeting adjourned at 12:12 pm

21. Next Meeting(s)
- September 8, 2026
- November 10, 2026

Approved at Calgary, Alberta on September 8, 2026.

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Don Newell,
Industry Council Chair