



RESIDENTIAL REAL ESTATE BROKER INDUSTRY COUNCIL REGULAR MEETING

9:00 am – 12:00 pm, Wednesday, November 12, 2025
Nakiska Boardroom, RECA Office, Calgary, Alberta

MINUTES

In Attendance: George Bamber, *Chair*
Brad Hamdon
Erika Ringseis
John Dempster

Guests Cynthia P. Moore
Chloe Mitchell

Resources: Stacy Paquin, *CEO*
Janice Harrington
Warren Martinson
Bryan Douey
David Anderson
Rina Hawkins

Recording Secretary: Christina Harrington

1. Call to Order

The meeting of the Residential Real Estate Broker Industry Council ("Industry Council") was called to order at 9:00 am.

2. Approval of Agenda

The Industry Council reviewed the meeting agenda.

MOTION: The Residential Real Estate Broker Industry Council approves the November 12, 2025, meeting agenda as amended at the meeting.

Moved by Erika Ringseis

Seconded by Brad Hamdon

Carried

3. Conflict(s) of Interest Declared

No conflicts of interest were declared.

4. Chair's Opening Remarks

The Chair welcomed Cynthia P. Moore, incoming RECA Board of Directors ("Board") Chair, whose term begins December 1, 2025.

The Chair thanked departing Industry Council member, Brad Hamdon, for his contributions to the Industry Council and its committees.

The Chair welcomed recently elected Industry Council member, Chloe Mitchell whose term commences December 1, 2025. Ms. Mitchell attended the meeting, as a guest.

5. Consent Agenda

The Industry Council reviewed the consent agenda.

***MOTION:** The Residential Real Estate Broker Industry Council approves the consent agenda, which includes the September 9, 2025, meeting minutes, as presented, and receives the Action Register Update, and the Regulatory Activity Scorecard, within the meeting package for information purposes.*

Moved by Brad Hamdon

Seconded by John Dempster

Carried

6. Chair and Vice-Chair Elections, and Appointment of Board Representative

The *Real Estate Act* ("REA") Bylaws require that the Industry Council elect a Vice-Chair from among its members, by majority vote, at a meeting where all Industry Council members are present. The Industry Council will elect a Vice-Chair at its special meeting on December 3, 2025, where all returning members and new members are present.

The Industry Council will also appoint a licensee representative to the Board, on December 3, 2025, in accordance with the *REA* & *REA* Bylaws.

7. Industry Council Election Results

Management reported that MNP LLP, the third-party election officer, concluded the 2025 General Industry Council Election. The Industry Council will await the appointment of a public representative to the Industry Council, as appointed by the Minister of Service Alberta and Red Tape Reduction ("Minister"). Pursuant to the *REA*, a vacancy on the Industry Council does not impair the Industry Council's ability to act.

8. Industry Council Annual Self-Evaluation

Management reported on the annual self-assessment process, as set by the Board and Industry Council's in accordance with the *REA* Bylaws. Each member will complete a questionnaire to assess individual performance and overall effectiveness. The collated results will be presented at the next regular meeting.

9. License Renewal Update 2025

Management reported on the 2025 licence renewal statistics. In October 2026, RECA met with regulators belonging to the Real Estate Regulators of Canada (RERC) to discuss common occupational practice standards, strategies to address regulatory issues, and cross-jurisdictional licensing trends. Alberta is the third largest regulator of real estate licensees. To support labour mobility, regulators aim to harmonize practices to promote licence portability across the country. The report was received as information.

10. Credentialing Report and Learner Success Rates

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

11. Complaints Trends & Outcomes

Management reported on the 2024/2025 Complaints Trends & Outcomes. The report highlighted complaints received by industry (new complaints, and informants), complaints refused or resolved, policy changes ordered, sanctions ordered, and investigations discontinued or completed.

If a complaint falls within RECA's jurisdiction it is assessed for urgency and potential (or ongoing) harm. Cases with higher risk to consumers are prioritized. Minor complaints will occasionally result in recommended changes to controls, policies, and procedures, to bring the brokerage into compliance. The report was received as information.

12. Real Estate Act ("REA") Rules Update

All Industry Councils approved amendments to the *REA* Rules, in September 2025. The Industry Council submitted the proposed amendments to the Board, to transmit to the Minister, in accordance with the *REA*. New or amended Rules must be approved by the Minister, in writing, prior to coming into force.

13. Listing Properties not yet Subdivided

Management reported that the *Land Titles Act* does not prohibit the marketing or advertising of land prior to subdivision and approval. Similarly, the *REA* and *REA* Rules do not prohibit advertising a proposed subdivision. If a proposed parcel is marketed, the conditional status must be made clear to avoid misrepresentation.

The restrictions to list a property not yet subdivided arises from MLS® and Harmonized Rules, which require a valid legal description.

ACTION: Management will conduct a further review of the industry practices relating to the listing of properties not yet subdivided and report the results back to the Industry Council.

The Industry Council recessed at 10:27 am

The Industry Council reconvened at 10:40 am

14. Industry Council Strategic Workplan

The Industry Council reviewed potential topics for relicensing education. Management presented the proposed Relicensing Education Model Proposal for discussion purposes. The proposal outlines a staggered approach to creating and administering relicensing competencies. The Industry Council will review its Strategic Workplan again in March 2026.

15. In-Camera Session with the CEO

The Industry Council moved in-camera with the CEO and Industry Council, only.

16. In-Camera Session with Industry Council, only

The Industry Council moved in-camera with the Industry Council, only.

17. Final Adjournment

MOTION: *The Residential Real Estate Broker Industry Council meeting of November 12, 2025, is adjourned.*

Moved by Brad Hamdon

Seconded by John Dempster

Carried

The meeting adjourned at 11:50 am

18. Next Meeting(s)

- December 3, 2025 (special meeting)
- March 19, 2026

Approved at Calgary, Alberta on March 19, 2026.

George Bamber
Industry Council Chair