



## Fonds d'indemnisation du courtage immobilier

**Buyers of a growhouse who are properly notified of the situation cannot be compensated**

*The mission of the Fonds d'indemnisation du courtage immobilier is to provide compensation to victims of fraud, dishonest transactions or misappropriation of funds by a real estate broker or agent. When the Fund pays compensation, it can then take action against the broker or agent involved to recover the amount of compensation paid.*

Buyers visited a property owned by a financial institution and sold without legal warranty through a real estate agent. Being interested in the property, they paid a \$2,000 deposit against the purchase. A few weeks later, the agent learned from the financial institution that this house had been used to grow marijuana. The agent immediately notified the buyers.

The buyers then contacted the financial institution, which allowed them a period of time to have the property inspected and to withdraw their offer. Following the inspection of the property and a microbiological analysis, the buyers withdrew from the transaction. The financial institution agreed to refund their \$2,000 deposit and the cost of the pre-purchase inspection, but not the cost of the microbiological analysis.

The buyers filed a claim with the Fonds d'indemnisation for this amount, their notary fees and mortgage penalties, plus compensation for the inconvenience suffered.

Since the agent had informed them of the situation as soon as he himself was made aware of it, there was no dishonesty on the part of this agent, and so the Fonds d'indemnisation could not compensate the buyers.

Further information is available on the Fonds d'indemnisation's Web site at [www.indemnisation.org](http://www.indemnisation.org).

You can also contact the Fonds d'indemnisation at **(450) 676-4800** or **1 800 440-5110**.