



## Fonds d'indemnisation du courtage immobilier

**The Fonds d'indemnisation is forced to reject the claim of a couple who bought a greenhouse**

*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.*

A couple purchased a property through a real estate agent, unaware that it had been used to grow marijuana. They lived in the house for over two years, then put it back on the market.

The new buyers had an inspection done which revealed that the house had been used as a hydroponic

greenhouse. An air quality analysis then confirmed that the porous materials were contaminated. The parties agreed on a price reduction of \$6,000 to compensate for the damages.

Because of this agreement and the cost of the analysis, the sellers filed a claim with the Fonds d'indemnisation against the agent who had sold them the property almost three years before without telling them that the house had been used to grow marijuana. The claim included an amount of \$1,610.35 for the cost of the air quality analysis and the loss of \$6,000 at the time of resale.

However, the sellers had no proof that the agent had been aware of the situation. Moreover, the investigation conducted by the Fonds d'indemnisation involving various witnesses did not in any way lead to the conclusion that the agent had been aware of the situation at the time of the sale to the claimant. The Fonds d'indemnisation therefore rejected the claim.

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**.