



Fonds d'indemnisation du courtage immobilier

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.

The Fonds d'indemnisation Cannot Reimburse Victims of Seller With Real Estate Certification

A buyer reading the classifieds spotted an apartment for sale. It was actually a converted inn that the seller, a certified real estate agent, claimed to have had completely renovated. During a meeting with the potential buyer, the seller falsely claimed that the building was covered by the *APCHQ's Garantie des maisons neuves* and made several promises about future exterior design additions.

A few months after purchasing the apartment, the buyer discovered a water leak, as well as several other building defects, after which he realized that his apartment was not insured in any way. Furthermore, the seller did not follow through with his exterior renovation promises. In light of all this, the buyer submitted a claim to the **Fonds d'indemnisation**.

However, based on available proof, the false claims regarding the insurance and exterior design were made by the seller acting as owner, not as an intermediary, to the full knowledge of the buyer. Therefore, the seller was not acting as a real estate agent during the property sale. For this reason, despite false representation on the part of the owner, the **Fonds d'indemnisation** had to reject the buyer's claim.

Additional information is available on the Fonds's Website, at www.indemnisation.org.

You can also contact the Fonds at [450-676-4800](tel:450-676-4800) or at [800 440-5110](tel:800-440-5110).