

Monthly Digest – February 2026

February Statistics



*All statistics deemed reliable but not guaranteed. Total Users count includes REALTOR® Members, REALTOR® Subscribers, Super Subscribers, Appraisers, Brokerage Admin, and Personal Admins. Statistics generated on March 2, 2026.

Preconstruction Listings

Preconstruction listings generate quite a few listing data checker notifications. The following items should be kept in mind when listing a new build property to ensure they comply with the MLS® Rules.

PIN and Legal Description

All listing other than mobile, modular, and business only must have a real estate component. REALTORS® are not permitted to create a listing for a model of home that may be built on one of several lots. There must be a specific lot or other real estate component to be listed on the

MLS® System. This means there must be a PIN when listing the property. Entering a PIN of 000000000, 123456789, 111111111, etc. is not considered accurate and will not be acceptable.

If the lot where the house will be built is pending severance then the PIN for the whole parcel should be included in the listing so that buyers can do their due diligence. If the property is a condo unit that has not been assigned a PIN for the specific unit then the listing can include the PIN of the building as a whole.

The legal description is related to the PIN and is also required for all MLS® Listings. Comments saying 'see deed' are not accurate and not acceptable.

Price and Images

The list price for a property to be built should be for a specific model/layout. Similarly, the Images of the property should be for a specific model/layout. For example, if the list price of a property to be built is \$800,000 for a bungalow, there should not be Images of a two-storey house that the builder could also construct on the same lot, as a two storey house would not be available for the \$800,000 list price.

Images of properties to be built can be renderings or pictures of model homes. It should be clear in the listing that the Images are mock ups or of the model home and might not accurately reflect the property that is the subject of the listing.

REALTORS® must also ensure that they have the rights necessary to upload Images to the MLS® System. There may be other listings on the MLS® System that show similar models of properties or amenities in condominium buildings. These Images cannot be used in a listing for a new property without consent from the previous listing brokerage or the copyright holder.

Builder Name and Marketing

The builder name cannot be included in the public remarks section of pre-construction listings as the MLS® System is a member-to-member system intended to facilitate cooperation among REALTORS®. Similarly, the Images uploaded to a preconstruction listing are not permitted to contain builder branding (e.g., the builder logo or name of builder).

Including the builder name or branding in publicly available fields enables buyers to contact the builder directly and bypass using a REALTOR®. However, the builder name can be in the builder name field, which is included in OneHome and therefore available to clients that have created a relationship with a REALTOR®.

Showings

All properties must be available for showings in order to qualify as an MLS® Listing. For preconstruction properties this requirement is met provided buyers are able to view a model

home or a similar unit. If there are no model homes or similar units for buyers to view, then the listing cannot be uploaded to the MLS® System.

Taxes

Taxes are a mandatory field for all MLS® Listings. However, the taxes will not be known for properties that have yet to be built so pre-construction properties should enter \$0.00 for the tax amount. Listing Data Checker will not flag properties with \$0.00 for taxes provided the year built is the current year.

Reporting Trades

When the preconstruction property sells it is important to update the listing with any modifications prior to marking the listing as pending so that the listing details will accurately reflect the sale price. For example, if a buyer agreed to purchase a locker and parking spot along with a condo unit, those details must be added to the listing as they are included in the purchase price and are relevant for future CMAs.

PSC Committee

Incident 2025-57 involves a salesperson who entered incorrect data onto an MLS® Listing and then failed to have the information corrected despite being contacted by another REALTOR® and association staff. The PSC Committee investigated and issued charges alleging that the Respondent breached Rule 2.06(b) for including an incorrect closing date of October 20, 2025 in a listing when the closing date of the transaction was November 18, 2025, and breached Article 17 of the REALTOR® Code for not complying with the By-Laws of their home Association. The Respondent admitted to the breaches and entered into a consent agreement to resolve the matter. The consent agreement set out a penalty of a \$250 fine, completion of the ITSO MLS® Rules course, and completion of a Cotality training session titled “Discover the hidden gems in Matrix” hosted through the Cornerstone Association of REALTORS®. This file is now closed.

Incident 2025-58 involves a listing that was cancelled, then the property was set to be relisted with another brokerage. An offer based on a showing of the cancelled listing was received, and the first listing brokerage had the Sellers sign a limited, exclusive listing agreement to deal with the offer. The second brokerage was informed about the offer situation and amended the MLS® Listing agreement to commence 4 days earlier, leaving the Sellers potentially owing commissions to two brokerages on the same sale. The PSC Committee investigated and issued charges alleging that the Respondent breached Rule 2.06(b) for including inaccurate information in an MLS® Listing, specifically by indicating No in the Contact After Expired field when the listing agreement did not indicate Yes or No, breached Rule 2.06(b) for including inaccurate information in an MLS® Listing, specifically by indicating 120 in the Hold Over Days

field when the listing agreement does not indicate a Holdover Period, breached Article 21 of the REALTOR® Code for unprofessional conduct regarding the transaction involving the property, specifically by being the only named Designated Representative on the listing agreement, not being involved in the transaction, and allowing other brokerage members to interact with his clients, and breached Article 17 of the REALTOR® Code for not complying with the Association's rules. The Respondent chose to enter into a consent agreement to resolve the matter. The incident has been referred to the Discipline Committee to set the penalty for the consent agreement.

Incident 2025-61 involves an agent that filed an incident report with ITSO containing false information about the respondent. The PSC Committee researched the matter and issued charges alleging that the Respondent breached Article 21 of the REALTOR® Code by filing an incident report 2025-42 with ITSO that inaccurately claimed the respondent in that incident engaged in a pattern of rule breaking. The Respondent chose to enter into a consent agreement to resolve the matter. The incident has been referred to the Discipline Committee to set the penalty for the consent agreement.

Incident 2025-62 involves an agent who accessed a property an hour prior to a scheduled appointment time. The PSC Committee researched the matter and issued charges alleging that the Respondent breached MLS® Rule 3.05(d) by accessing a lockbox to obtain a key used to gain access to a property at 6:23PM, for an appointment scheduled from 7:30PM to 8:00PM, and breached Article 17 of the REALTOR® Code for not complying with the Association's rules. The Respondent admitted to the breaches and entered into a consent agreement to resolve the matter. The consent agreement set out a penalty of a fine of \$1,500 and the Respondent was required to complete the ITSO MLS® Rules course, the CREA REALTOR® Code course, and the Listing and Selling Tenanted Properties course provided by the Cornerstone Association of REALTORS®. This file will be closed once ITSO receives the course completion certificates.

Incident 2026-02 involves a listing that was entered into the MLS® System and then changed to pending the same day. The incident report was filed by the agent's association when he failed to provide listing documentation to support the timeline for the listing. The PSC Committee investigated the matter and laid charges alleging that the Respondent breach Rule 2.04 by not entering a listing into the MLS® System by 11:59pm the business day following execution of the listing agreement, breached Rule 2.05 by placing a listing on the MLS® System with no offer of compensation, breached Rule 2.06(b) by inaccurately entering '---' as the Buyer Brokerage Compensation when the listing agreement specified that the Buyer Brokerage Compensation was to be 2%, omitting to enter a holdover period when the listing agreement specified the holdover period is 90 days, and describing the age of the building as 6-15 years when the house was built in 1998, breaching Rule 2.11 by placing a listing on the MLS® System when it was

already sold and therefore not available for showings or the presentation of offers, breached Article 17 of the REALTOR® Code by not complying with the Association’s Rules, and breached Article 30 of the REALTOR® Code by failing to list a property on the MLS® System within 3 days of publicly advertising the property. The Respondent filed a Reply, which is going to the PSC committee for review.

Incident 2026-03 involves a listing where allegedly a large portion of the public remarks were copied from a previous listing without permission from the previous listing brokerage. This incident is being investigated.

Incident 2026-04 involves a listing where the photos and floorplans were copied from a previous listing without consent from the previous listing brokerage. This incident is being investigated.

Incident 2026-05 involves an agent who did not attend a showing appointment and failed to cancel the appointment. This incident is being investigated.

Incident 2026-06 involves a listing where the only image was a screen shot of a different house nearby that is the complainant’s MLS® listing. This incident is being investigated.

Upcoming Training Opportunities – February and March

MPAC

For more information on MPAC webinars please contact propertyline@mpac.ca.

Factors Affecting Residential Property Value

Wednesday March 4th, 2026 10:00am-11:00am EST

<https://events.teams.microsoft.com/event/6ad86802-6256-4cc6-989d-837c1cf6f398@af60fbf3-a582-4b71-9d0e-c1af2d5209db>

Tuesday March 17th, 2026 1:00pm-2:00pm EDT

<https://events.teams.microsoft.com/event/86301e9e-0de4-467c-9f9e-52a57b9b924f@af60fbf3-a582-4b71-9d0e-c1af2d5209db>

Assessment 101 for REALTORS®

Friday March 6th, 2026 10:00am-11:00am EDT

<https://events.teams.microsoft.com/event/f780865b-82bd-4d94-9665-a6c0b575b8ba@af60fbf3-a582-4b71-9d0e-c1af2d5209db>

Wednesday March 18th, 2026 1:00pm – 2:00pm EDT

<https://events.teams.microsoft.com/event/3637ade6-3a5e-4f6d-b33b-007391ec8297@af60fbf3-a582-4b71-9d0e-c1af2d5209db>

Assessment 101 for Commercial REALTORS®

Thursday March 12th, 2026 1:00pm-1:30pm EDT

<https://events.teams.microsoft.com/event/85ad31c2-08dc-429d-b81e-e69673e5b1ad@af60fbf3-a582-4b71-9d0e-c1af2d5209db>

Monday March 23rd, 2026 10:00am-10:30am EDT

<https://events.teams.microsoft.com/event/51d4b58b-bc40-4ac2-8d85-d81582385096@af60fbf3-a582-4b71-9d0e-c1af2d5209db>

MPAC Assessment Data, REALTOR® Insights, and Bundle Savings – A look at the MPAC data in GeoWarehouse and propertyline e-store

Thursday March 12th, 2026 10:00am-10:30am EDT

<https://events.teams.microsoft.com/event/94448a91-babd-4367-84e2-2167c42c6721@af60fbf3-a582-4b71-9d0e-c1af2d5209db>

Friday, March 27, 1:00 PM - 1:30 PM

<https://events.teams.microsoft.com/event/e39da668-8ed2-4fdf-9bff-73b6400900db@af60fbf3-a582-4b71-9d0e-c1af2d5209db>

MPAC Automated Valuation Models (AVM) for REALTORS®

Tuesday March 3rd, 2026 10:00am-11:00am EDT

<https://events.teams.microsoft.com/event/521162cc-daea-4753-bc54-fd861ab9667d@af60fbf3-a582-4b71-9d0e-c1af2d5209db>

Monday March 16th, 2026 1:00pm-2:00pm EDT

<https://events.teams.microsoft.com/event/f15ec02e-86a2-4240-b8de-8d2b9f662883@af60fbf3-a582-4b71-9d0e-c1af2d5209db>

Fintracker

Topic: FINTRACKER - Compliance Made Easy for AGENTS

This webinar will be held the first Tuesday of each month beginning at 10:00am. (March 3rd)

Join us to find out more about your new member benefit. Fintracker is an end-to-end FINTRAC digital solution, available on mobile and desktop. Scan government issued IDs, auto-populate forms or send out remote links for identifying non-physically present clients. Scan, authenticate and auto-populate.

Register in advance for this webinar:

https://us02web.zoom.us/webinar/register/WN_e5HwToBYQsO9UOPOkEyQEg#/registration

Topic: FINTRACKER - Compliance Made Easy for Brokers, Admins and Compliance Officers

This webinar will be held the 2nd Tuesday of each month beginning at 10:00am (March 10th)

Join us to find out more about your new member benefit. Fintracker is an end-to-end FINTRAC digital solution, available on mobile and desktop. Available for agents on mobile or desktop. Agents can scan client identifications in person or remotely, authenticating and auto populating the recommended forms. We offer an admin portal with AML and sanction screening, ongoing monitoring, and consultations with experts to assist with training manuals and office policies.

Register in advance for this webinar:

https://us02web.zoom.us/webinar/register/WN_rgPq0bjCTtiz0nbf87Jt0A#/registration

Brokerbay

Agent Training- March 3rd, March 17th at 11:00am

https://honeywell.zoom.us/webinar/register/WN_MhcvqaMZT46QZOakHmECcg#/registration

Welcome to Supra Showing Management by BrokerBay™! This 60 minute training is an introduction for you to begin using and scheduling. You will also learn how to:

- *Set up account*
- *Account settings - Pre-configure listings*
- *Search listings & book showings*
- *Review dashboard cards*
- *Listings - Complete each listing configuration*
- *Showings – Respond to requests*
- *Tasks*
- *Teams*
- *Contacts*
- *Notification settings*
- *Email Templates*
- *How to email to agents*
- *Help Center*

Supra Showing Management Q&A Essentials- March 12th at 11:00am

https://honeywell.zoom.us/webinar/register/WN_Nr92wNnbSoG6a1SOJ0Z9Cg#/registration

Join the conversation to interact with the Supra trainer and others for the Q&A monthly review for agents. This is an effective way to ensure continuous learning, share insights, and address common queries that arise during their interactions with clients. This review can enhance the agents' knowledge, improve their performance, and help them stay up to date on best practices, and any new developments in with Supra Showing Management.

Broker Office Assistant Training – Supra Showing Management –March 19th at 11:00am

https://honeywell.zoom.us/webinar/register/WN_e2-C3znCTx2pedt0RG4liQ#/registration

Welcome to Supra Showing Management by BrokerBay™! This 60-minute Broker Office Assistant training is an introduction for you to begin using and scheduling as a brokerage. This is not for Real Estate Agents.