



Appraisal Institute
of Canada

Institut canadien
des évaluateurs

CASE SUMMARY SPRING-2009-02

Summary of Complaint:

The Adjudicating Panel endorsed a Sanction Consent Agreement reached by the Office of the Advocate and the member, Ron Dinning, AACI, P. App before a Hearing took place.

In the case of the primary complaint, Mr. Dinning provided three appraisals on the subject property, two of which had the same effective date but two different estimates of value – one at \$175,000 and the other \$210,000. Both reports were poorly qualified drive bys and almost identical except for differing adjustments which resulted in the different values. The third report is effective on a later date, with an estimated value of \$220,000.00.

Two other inter-related complaint files were bundled with this complaint. Due to circumstances, all of these complaint files had been held in abeyance by the Professional Practice process since the complaint had been filed. Regulation revisions allowed Professional Practice to re-activate these files and resolve them in an amount of time that was satisfactory to both the AIC and the member.

Summary of Infractions:

- A Consent Agreement was reached between the Office of the Advocate and Mr. Dinning without itemizing specific infractions.

Summary of Outcome:

The Adjudicating Panel endorsed a discipline of Censure with the publication of Mr. Dinning's name in a Case Summary to be posted on the public website for a period of 12 months. The Panel also endorsed the successful completion of both the Professional Practice Seminar and BUSI 330 and a fine of \$1,500.00. Peer Review of two recent appraisal reports similar to the ones in question was also endorsed by the Adjudicating Panel.

Recommendations for Improving Appraisal Practice:

It is recommended that an appraiser, when requested by a client to perform a drive-by report, clearly qualify the limitations of the inspection and detail the ramifications of a limited inspection to the report.

When performing an updated report, it is recommended that the appraiser clearly state that the report is an update and with reference to the report being updated.

It is recommended that the appraiser give as much detail as possible within the report to prevent any chance of misleading a reader of the report.