



Appraisal Institute  
of Canada

Institut canadien  
des évaluateurs

## CASE SUMMARY

### **Spring-2010-11**

#### **Facts:**

The member prepared a two page opinion of market rent value, but failed to prepare a supporting report.

#### **Issue:**

The report submitted to the client falls far short of the CUSPAP Standards and fails to adhere to virtually any of the Appraisal Standard Rules.

#### **Holding:**

After a thorough review of all the evidence, the Adjudicating Committee has decided that the most appropriate discipline is: Censure without publication, fine of \$2,000.00, and Peer Review.

Costs of \$1,500.00 have been awarded.

#### **Reasoning:**

The appraisal report completed by the member is clearly deficient with respect to its contents and its adherence to the Appraisal Standard Rules.

The appraisal report provided is clearly deficient with respect to its contents and there is little support provided for its conclusions. The report does not meet the reasonable appraiser test.

#### **Relevant CUSPAP (2008):**

Ethic Standard 4.2.1 and 4.2.5

#### **Related Claims Prevention Bulletin:**

PP-02A-Reducing the Risk of Litigation – A Primer