



Case Summary: 2025-01

Adjudicating Sub-Committee Hearing Date: May 15th, 2025

General Summary

File Opened: March 18, 2024

Adjudicating Sub-Committee Decision: August 22, 2025

The complaint file arose from a formal complaint made by an AIC Member.

In the matter of **Mr. Kevin Rankin, former Candidate Member** of the Appraisal Institute of Canada (“AIC”).

The AIC suspended Mr. Rankin’s membership for non-payment of Membership dues in October of 2024.

In accordance with AIC Consolidated Regulations (2020), the complaint matter was administered to a final resolution.

Complaint Allegations

The concerns raised by the Complainant in the Complaint were:

1. Misleading Advertising:

The former Candidate Member behaved unprofessionally on multiple occasions by advertising on the internet that he was an independent appraiser who was principal of his own firm when he was not properly registered in the Co-Signing Registry and without indicating on the internet that he was a Candidate who required supervision by an AIC designated member per CUSPAP requirements.

During this same period a call shown to be coming from the former Candidate Member’s telephone number was made by a person who did not provide their phone number or name in the voice message left with a local real estate firm in the local market with whom the Complainant has a professional affiliation. The caller represented themselves as a disgruntled client complaining about the Complainant’s professional performance on a recent valuation they provided. A transcript of the voice message was attached to the complaint.

The Complainant alleged that this behavior by a Candidate Member is a violation of Ethical; Standards 4.1.1 and 4.2.2.

2. Unprofessional Behaviour and Signing a Report without a Co-Signer:

Evidence was presented later that indicated that the former Candidate Member completed an update appraisal with his company without notifying the original company owner (the Complainant) who co-signed the original report. During the process, the Designated Member co-signing for the former Candidate Member at that time did not sign the updated appraisal report, and it was reported that the Designated Member was not aware that his name was utilized as a Co-Signer in that updated report.

Further to this, there were two instances where the former Candidate Member completed Valuation reports utilizing the Complainant's Letterhead without their knowledge or their consent.

Issues Arising from the Complaint Review

1. Failure to Cooperate with the AIC:

During the process, the former Candidate Member was not cooperative in providing requested information and did not provide further documentation to the Advocate when asked.

Adjudicating Decision dated August 22, 2025

BREACHES OF CUSPAP 2024

The Adjudicating Sub-Committee found proven breaches to:

- Ethics Standard Rules 4.1.1, 4.2.1, 4.2.2, 4.2.3, 4.2.8
 - Ethics Standard Comments 5.1.3, 5.2.1, 5.5.1
- Reporting Standard Rule 6.2.9, and
 - Reporting Standard Comments 7.12.10, 7.12.10.i

RECOMMENDED DISCIPLINE: EXPULSION

The Adjudicating Panel found all the allegations put forward in the Hearing Brief to be proven, therefore the Panel recommended Expulsion of the former Candidate Member from the AIC to the Board of Directors for a vote in accordance with the AIC By-Laws.

The sanction of Expulsion from the AIC is entered into and remains permanently on the former Candidate Members' Professional Practice Record.

A Member that has been expelled shall not be considered for re-instatement of membership in the AIC for a period of not less than five (5) years.

FINE:

A Fine in the amount of \$ 10,000.00 to be paid within 30 days of the date of the Adjudicating Decision. In this instance, the fine becomes a pre-requisite for reinstatement.

Rationale
<p>The former Candidate Member was unable to provide clarification around a telephone call he is purported to have made in which he maligned a colleague and fellow AIC Member.</p> <p>The former Candidate Member prepared two reports without the knowledge of a co-signer, whose name but not their signature appeared on both reports. A Candidate Member is not permitted to complete an assignment without the co-signature of a Designated Member with whom they are properly registered in the AIC Co-signing Registry.</p> <p>The former Candidate Member knowingly engaged in conduct that would prejudice their professional status, the reputation of the AIC, CUSPAP, another Member.</p> <p>The former Candidate Member responded to a request for information but not for additional documentation made by the AIC during its investigation.</p>
Discipline
<ol style="list-style-type: none"> 1. Section 5.35.4: Fine: a fine in the amount of \$10,000, to be paid within thirty days of the date of an Adjudicating Decision. 2. Section 5.36.4: Expulsion. A permanent expulsion of the Member from the Institute.
Costs
<p>Costs were waived.</p>