

Embrun, Ont. flood leaves tenants homeless and homeowners seeking accountability

By [Katelyn Wilson](#)

Published: April 16, 2025 at 2:34PM EDT

Devastated by flooding

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A newly built semi-detached property in Embrun has been deemed unsafe after a devastating flood last month displaced tenants and left homeowners demanding answers.

"If I was made aware of any grading issues or any concerns of water, I 110 per cent would have not purchased this home," said homeowner Brenden Haldane.

Haldane purchased the home in the community of St. Thomas Place, about 45 kilometres southeast of Ottawa, last February as an investment.

He says he didn't know anything was wrong until months later.

"You can noticeably see [our] house is lower than that house," he told CTV News as he was showing the flood damage to the property.

"Come spring, I saw construction going on and everyone else was getting grass. When I realized that I didn't have any, and I was the only house that didn't, it raised questions."

He says he reached out to the builder, SACA Homes, and says that's when he learned about grading issues, which prompted the construction of a retaining wall.



The day of the flooding last month on Monday, March 17, 2025 (Andrew Greaves/Provided)

Next door, it's a similar story. Homeowners Josée and Andrew Greaves say they also contacted the builder after noticing water pooling on the side of the house, among other concerns.

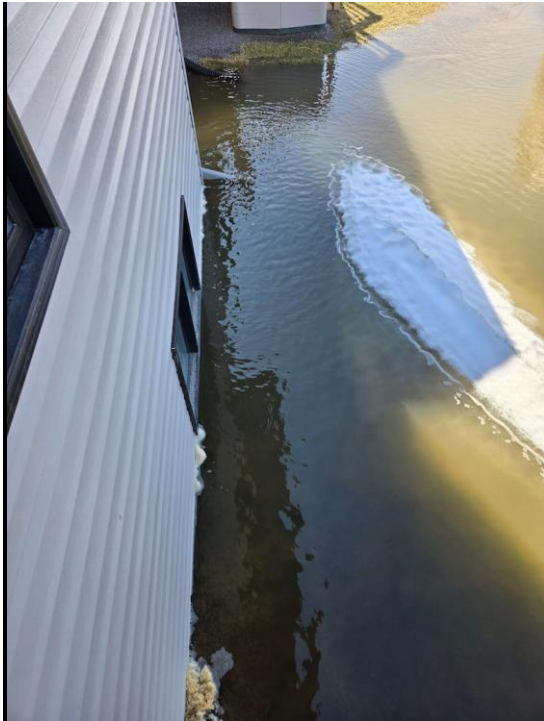
"We found out about the grading issues after we took ownership of the house," Greaves said.

"We noticed that the grading is very high compared to what the house is and in an email exchange, [SACA Homes] said not to worry about it. They were working with the township for a solution to fix the grading."

On March 17, a flood hit the area and caused catastrophic damage. The water pressure uprooted the foundation, also flooding the house next door.



Flood waters destroyed this semi-detached home in Embrun, Ont. and displaced seven people from their home in March 2025. The homeowner is seeking accountability after learning about grading issues on the property after taking ownership. (Andrew Greaves/Provided)



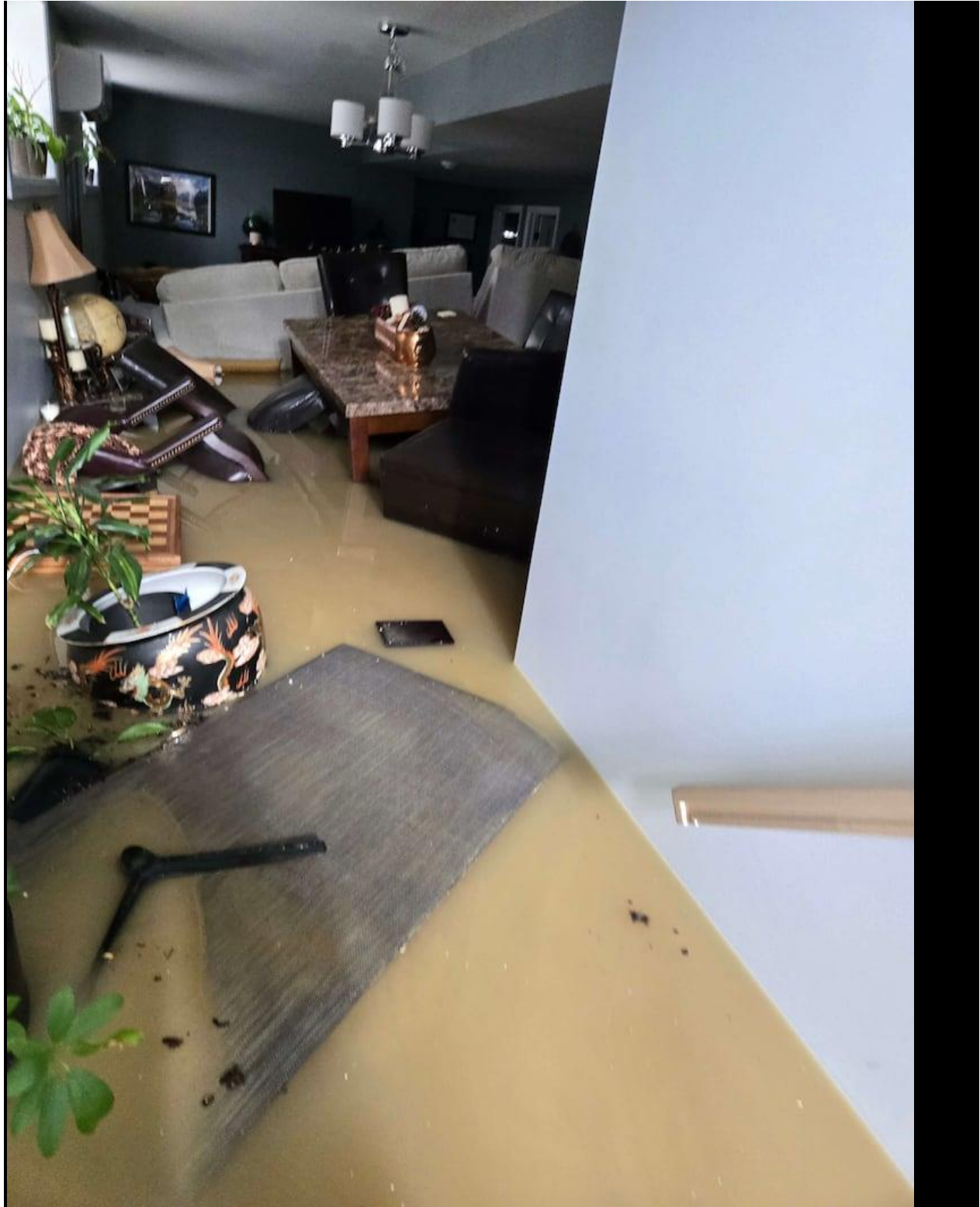
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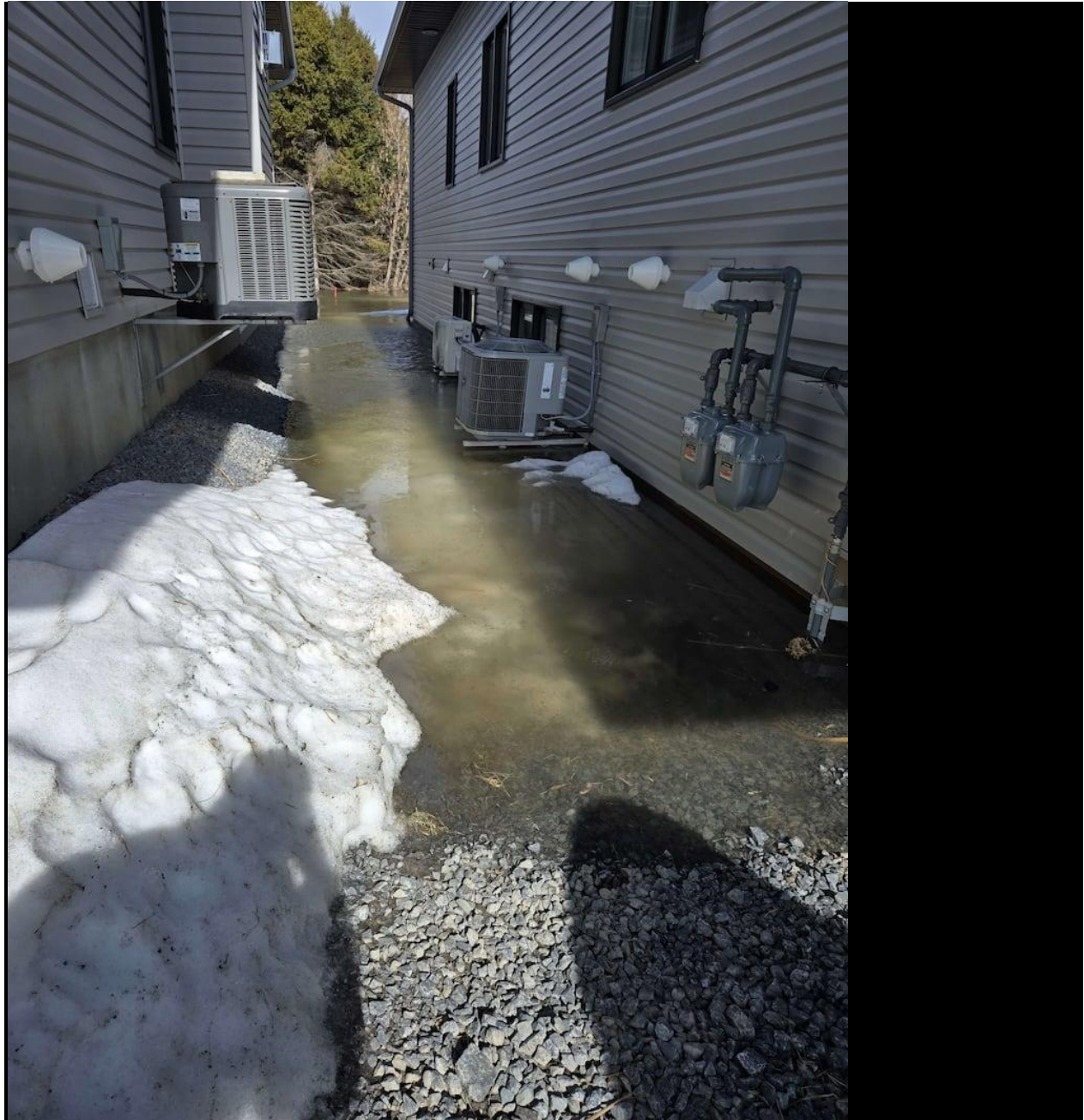
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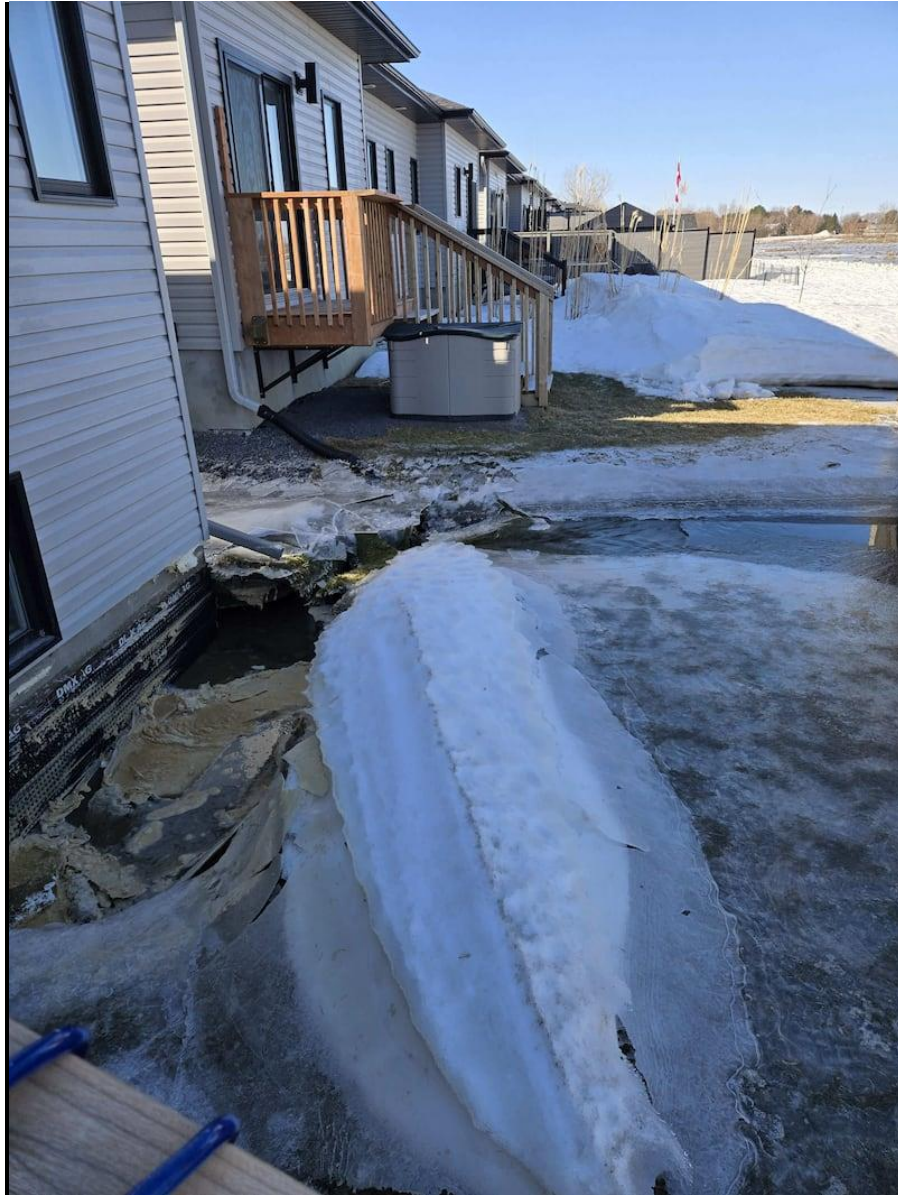
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The builder of that home, Valecraft Homes, telling CTV News the semi-detached property should have never passed inspection.

In a statement, the Township of Russell says, “The Township is currently reviewing the situation, but due to ongoing legal considerations, we are unable to provide any comment at this time.”

In another statement, vice-president of SACA Homes Stephane Savage says, “We sympathize with the homeowners but also the tenants who were living in these units and who have lost their belongings. We are fully cooperating with all parties to determine the exact cause of the overland floods, providing information to Tarion, the various insurance companies, the engineers who are conducting their investigation and the homeowners. Because this is an on-going matter, we will provide no further comments as to not hinder the investigation.”

The two homes were rented out to family members of both Greaves and Haldane in the top units with additional tenants on the bottom. Including Jennifer Rombough, who lost everything.



Aftermath of flooding at two homes in Embrun. (Andrew Greaves/Provided)

“You’re trying to comprehend what happened,” said tenant Jennifer Rombough. “You’re trying to come to terms with the loss because you know you can’t ever get it back.”

In total, seven people have been left without a home. To make matters worse, Haldane says his insurance won’t cover the damage. His neighbours, the Greaves, say they were told by their insurance company the costs will exceed their coverage.

Both say they’ve been left in the dark and are demanding answers and accountability.

“At the time, when the builder came out and it was all happening, he said you’re looking at easily a quarter of a million dollars,” Haldane said.

“I have my primary residence that I live in and now I’m stuck paying two mortgages and you know you’re left in the question of the unknown. With the financial burden we are taking on, when I’m trying to raise two kids and pay for other life expenses, you can only go so far.”

Haldane and his family have launched a [GoFundMe](#), while trying to figure out what comes next.