

## DONATE TODAY!

**CPBH operates strictly with volunteers: No one is paid a cent.  
But we do have operating expenses.**



***CPBH's lasting impact: Protecting homeowners today, influencing better housing for tomorrow.***

**Volume 20, no. 2, Fall 2025, National Edition**



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### **Greetings all,**

As we prepare for the fall season and parliaments resuming across the country, we have plenty of news to share with you.

We've been working hard to help the growing number of families who ask for assistance. **Homeowners have contacted us after having the great misfortune of signing for the building permit for their new factory-built home, not realizing the grave consequences that may await them. Signing for the building permit may make you the builder and the person**

**responsible for anything that goes wrong during construction. Is that a responsibility you want when you don't have the expertise? What recourse do you have in this case?**

Arming yourself with information is the best way to fight back. Making that information available through our many platforms and assisting homeowners who contact us is part of how we do that. Getting reliable information for you is something we spend a lot of time on. Advocating, educating and pushing for solutions and change is part of that too. It's a large, complex system that few understand or can navigate.

Some of you will remember the days before CPBH. Homeowners with homes not built to code went to their builder, the city, their municipal and provincial elected representatives, their warranty provider, Canada Mortgage and Housing Corporation, their neighbours, their lawyers...often to no avail. Everyone was on their own. Since then, CPBH has made a difference in the lives of thousands of people, gained the attention of business/industry, governments/regulators, professionals of all stripes and more. We have pushed for and gained important advances through media coverage, deputations, audits, reviews and a ton of correspondence and meetings. We have exposed injustices and proposed solutions. And there is so much more to do to keep nudging the needle in the right direction.

With the housing crisis upon us, Properly Built Homes matter now more than ever!

**Will you help us? As volunteers, we all work for free here, but some expenses to keep CPBH running are just not free – they require a cash outlay. We are careful with every precious dollar you provide.**

Your contribution will let us help homeowners in need, demand accountability and continue to push for change at all levels. We are asking for your generosity now. Please give today. **Here's the link:** [Donate](#)

Thank you for helping us to continue this crucial work,

**Karen Somerville & Alan Greenberg**

Canadians for Properly Built Homes Co-founders

*CPBH's lasting impact: Protecting homeowners today, influencing better housing for tomorrow.*

***#EnforceTheCode #ConsumerProtection #HealthAndSafety  
#NeverGiveUp #NoUSEDfurnaces #RadonAction #Don'tStopBelievin'  
#YouAreNotAlone #MentalHealth #EndTarionMonopolyNOW  
#DumpTheLAT #EndDAAs***



## **2. CPBH Submission to the Federal Government on Build Canada Homes**

Moving swiftly on its response to the housing crisis, the Government of Canada invited feedback this summer about their initiative, **Build Canada Homes**. CPBH made a submission on August 26, titled, **Quantity Must Be Balanced with Quality**.

**In just a few words, the submission defines a housing boom's problems, and the actions Building Canada Homes must take to overcome them. The alternative – building homes quickly without ensuring oversight – will only contribute to the housing crisis.**

The entire document comprises only a page and a half. See it here: [Aug.-26-2025-CPBH-response-to-Build-Canada-Homes.pdf](#)



### **3. What Can Happen with Factory-built Housing**

People are talking about the housing boom needed to address Canada's housing shortage. CPBH supports stepping up construction, provided that the homes are properly inspected and built to code. CPBH also recognizes and supports the need to adapt home construction to include the advantages that factory-built housing can bring, but to ensure the health and safety of families, every home must be built to code.

#### **The Boom**

In her article in The Logic on May 29, 2025, <https://thelogic.co/news/crumbling-condos-show-the-risk-in-carneys-housebuilding-plan/> Laura Osman points out that, "The prime minister has pledged to spark a building boom. Some warn Canada's workforce and regulators may not be up to the task. She looked at past housing booms and the outcomes:

"Achieving Carney's housing goals will require a pace of building not seen in Canada since the 1970s, when the oil industry expanded in Alberta; and during the 1980s as the concept of condo buildings took off in Toronto and British Columbia's Lower Mainland, according to the Canada Mortgage and Housing Corporation (CMHC). But those boom years were marked with construction scandals that left some homeowners bankrupt, with nowhere to live.

"A rash of leaky condos in Vancouver built in the 1980s cost homeowners between \$600 million and \$1 billion in repairs, according to a 1999 commission of inquiry—as much as \$1.8 billion in today's dollars. Rampant demand led to poor building practices that emerged in Vancouver's soggy climate, creating a crisis for homeowners "tantamount to a natural disaster," the commission found. B.C felt the economic repercussions for years.

"The litany of horrific experiences, personal tragedies and dashed dreams is a challenge to the integrity of the industry and to the professionalism of those who operate within it," the commission said."

Clearly, we can learn from these lessons and undertake the necessary safeguards to protect consumers, and everyone involved from these risks, including Canadian taxpayers whose dollars are squarely on the table. That means federal government leadership, sufficient resources to ensure new homes are properly inspected and built to code, and oversight to track problems so they can be corrected before they turn into large scale disasters, like the leady condo crisis. CPBH is on record with its call for a new national housing model with quality at the heart. You can find it here: <https://canadiansforproperlybulthomes.com/wp-content/uploads/2023/03/Properly-Built-Times-Winter-2023-vol.-18-no.-1-Special-National-Edition.pdf> .

#### **Factory-built Housing**

CPBH wrote to the new federal Housing Minister, Gregor Robertson, in May. As a former mayor of Vancouver, he must surely have experience with development issues. We shared with him the importance of recognizing that many of the systems and practices developed and administered by other levels of government, building permits for example, have typically not yet been revised to accommodate factory-built housing. Some factory-built housing corporations advise the new home buyer that they need to sign for the building permit. But most new home buyers have no idea of what

this could mean. If it makes them the builder, responsible for anything that goes wrong during construction, this is not in best interests of consumers. They may have nowhere to turn in these circumstances, so it is a practice that cannot be allowed to stand. We look forward to his response.

Here's what we've seen so far:

- Factory-built home sellers advising consumers to take responsibility for building permit, but consumer has no idea of implications.
- Inadequate municipal inspections resulting in Code violations.
- Exposed structure dropped off at building lot, followed by rain, which results in mould.
- Foundation doesn't fit walls. Factory built home cannot be installed.

See the federal petition below in 4. for one homeowner's experience of a factory built home delivered with 200 defects and failures: The existing system is not working.

What would you do? No home buyer should have to deal with this, particularly when their life's savings are most likely on the line.



#### **4. What You Can Do Now: Sign this New Federal Petition in Support of Inspection and Code Compliance for Factory-built Homes**



HOUSE OF COMMONS  
CHAMBRE DES COMMUNES  
CANADA

A Canadian, whose factory-built home contained 200 defects and failures, initiated a national petition at the federal level which went live on September 4, 2025. It is about the need to ensure that factory-built housing is properly inspected and meets building code requirements. There are already signatures from seven provinces.

For the petition to be presented to the House of Commons, which then requires the tabling of a government response, **500 signatures are required.**

**We encourage you to make a difference today by signing this petition to ensure the federal government hears the concerns of the public. Here's the link:**

**<https://www.ourcommons.ca/petitions/en/Petition/Details?Petition=e-6748>**



#### **5. CPBH's Free Zoom Sessions on Title Insurance with New CPBH Advisory Council Member Tim Hyde**

Tim Hyde is a retired lawyer and foremost authority on title insurance. In 1993, he became one of the first executives in the title insurance industry in Canada. He went on to write most of the polices and endorsements commonly issued on real estate sales and mortgages in Canada today. More here: [https://canadiansforproperlybuilt homes.com/what-were-doing/volunteer-advisory-council/tim\\_hyde-2/](https://canadiansforproperlybuilt homes.com/what-were-doing/volunteer-advisory-council/tim_hyde-2/). CPBH is pleased to welcome Tim and the expertise he brings.

**CPBH is offering free, 30-minute Zoom sessions about title insurance, of interest to anyone in Canada.** There's a primer on the CPBH website that you can consult at <https://canadiansforproperlybuilthomes.com/what-weve-learned/title-insurance/> , but **we encourage you to take advantage of this free Zoom offering.**

If interested, contact us by September 30, 2025, at [info@canadiansforproperlybuilthomes.com](mailto:info@canadiansforproperlybuilthomes.com) .



## 6. Update on Pyrrhotite

We reported to you last fall about the massive construction defect that occurred in Quebec caused by the mineral pyrrhotite. If it gets into a concrete mixture and is exposed to air and moisture, it can and has caused a swelling reaction that gradually destroys the concrete, leading to the need for a complete replacement of the concrete. A decades-long disaster occurred in thousands of homes in the Mauricie and Centre du Québec regions of the province. Thousands of homes had to be lifted, and the foundations completely replaced: a massive undertaking. A house with a foundation affected by pyrrhotite, which is slowly crumbling, has no resale value. Imagine being that homeowner. This problem has had big impacts in Ireland, the US and other parts of the world.

**We are pleased to provide you with a summary about pyrrhotite on our website** (<https://canadiansforproperlybuilthomes.com/what-weve-learned/concrete-containing-pyrrhotite-in-quebec-a-major-construction-defect/>), **developed in cooperation with the citizen group** formed to get remediation for the victims of this disaster, the **Coalition d'aide aux victimes de la pyrrhotite (CAVP)**. Their decades-long journey involved working with homeowners, governments, industry, experts and the courts. **We salute them for their tenacity in seeing the decades-long task through, helping thousands of homeowners, as well as for their work to raise awareness of this major construction problem.** Our thanks to CAVP as well for the photos provided for our webpage and for providing a French version of the text. Links for more information are on our web page.



## 7. CPBH T-shirts are back by popular demand!



**Show your support for CPBH! Get a t-shirt at a great price (our cost) available for a limited time: \$38.95 (shirt, tax & delivery), delivered anywhere in Canada.**

To order, email: [info@canadiansforproperlybuilthomes.com](mailto:info@canadiansforproperlybuilthomes.com) and provide your name, the address to which the t-shirt is to be shipped & size.

Sizes: Unisex sizes Small, Medium, Large, Extra Large. Payment in advance of shipping is by cheque or PayPal (a credit card can be used for PayPal.)

Here's the link with info on how to pay either by cheque or PayPal:

<https://canadiansforproperlybuilthomes.com/what.../donate/>

**Makes a great gift!**



## 8. Get on Board with CPBH's *Sell it for the Cause!*

Your donations keep us working for families in need. Here's an idea:  
[Donate here.](#)

**Please help! Everyone has something lying around that they no longer need.  
Please sell - via a garage sale or Kijiji - & donate the proceeds to CPBH!**



**Clearing out clutter for a great cause!  
Canadians for Properly Built Homes (CPBH) Fall Fundraiser**



### About CPBH

Canadians for Properly Built Homes (CPBH) is an independent, national not for profit consumer advocacy corporation dedicated to healthy, safe, durable, energy efficient residential housing for Canadians, and is the only organization of its kind in Canada. Working for consumer awareness and protection, CPBH is run by a volunteer Board of Directors and is supported by a volunteer Advisory Council of industry experts and other key stakeholders. CPBH earned "partner" status with the Canadian Consumer Information Gateway (Industry Canada). Follow us:



**Questions | Comments | Sponsorship Opportunities:**

[info@canadiansforproperlybuilt homes.com](mailto:info@canadiansforproperlybuilt homes.com)

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ISSN: 1718-0996