

## Ontario home construction regulator lays 124 charges, seeks restraining order against Albion

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By [Clarrie Feinstein](#) Business Reporter

Ontario's home construction regulator has laid 124 charges against Albion Building Consultant Inc. for illegally building and selling homes, and is also seeking a restraining order to prevent the builder from "further violating the law and endangering consumers."

It's the largest investigation in the Home Construction Regulatory Authority's (HCRA) history.

“Albion has repeatedly disregarded the law governing new home construction,” Wendy Moir, the HCRA’s chief executive officer and registrar, said in a statement.

“The HCRA will continue to increase penalties on this former licensee until it stops putting the public at risk. Thousands of other builders across Ontario operate ethically and in accordance with the law. We cannot allow companies like Albion to continue to violate the law, undermine the industry’s integrity, and compromise public safety.”

Albion has multiple prior convictions for illegal building and failing to enrol new homes in Tarion’s warranty program — Ontario’s consumer protection agency for new builds, the press release said.

In 2022, Albion was ordered to pay over \$200,000 in fines for illegal building. The builder’s licence to build and sell homes in Ontario was then revoked in 2024 “on the grounds that it would not operate lawfully or with honesty and integrity,” the release said. However, allegations surfaced that Albion continued to build homes despite having its licence revoked.

In February 2024, the HCRA executed a search warrant at Albion’s offices, seizing hundreds of thousands of business records, the release said. The HCRA also issued a “freeze order,” prohibiting Albion from withdrawing purchasers’ funds and requiring Albion to hold those funds in trust, it added.

Based on evidence obtained during the search warrant, the HCRA laid 124 new charges against Albion and five business associates related to the construction of 40 new homes. The charges include illegal building and selling, failure to enrol homes, failure to comply with conditions, and being a party to an offence.

“Evidence uncovered through the search warrant has revealed extensive violations, leading to these new charges,” Moir said in a statement. “Albion’s ongoing misconduct poses a serious risk to the public. We advise all consumers to be on the lookout and extremely cautious of Albion falsely presenting itself as a licensed builder, which it is not. They are not qualified or authorized to build or sell homes.”