Monthly Digest – July 2026

ITSO INFORMATION TECHNOLOGY SYSTEMS ONTARIO

MONTHLY STATISTICS
JULY 2026

METRIC	VS PRIOR MONTH	MONTH	YEAR TO DATE
New Listings	▼ -15.1%	7,226	51,788
Total Sold	▼ -11.5%	3,503	22,895
Dollar Volume Sales	▼ -16.0%	$1.89B	$12.65B

● Total Users 9,732

ITSOSYSTEMS.CA

*All statistics deemed reliable but not guaranteed. Total Users count includes REALTOR® Members, REALTOR® Subscribers, Super Subscribers, Appraisers, Brokerage Admin, and Personal Admins. Statistics generated on July 31st, 2026.

Re-CheckIt

Many users that receive an LDC notification are confused, as they have already tried to verify potential listing errors using CheckIt. The reason LDC might not be detecting errors is because users need to have CheckIt review the listing as though it were in an active state.

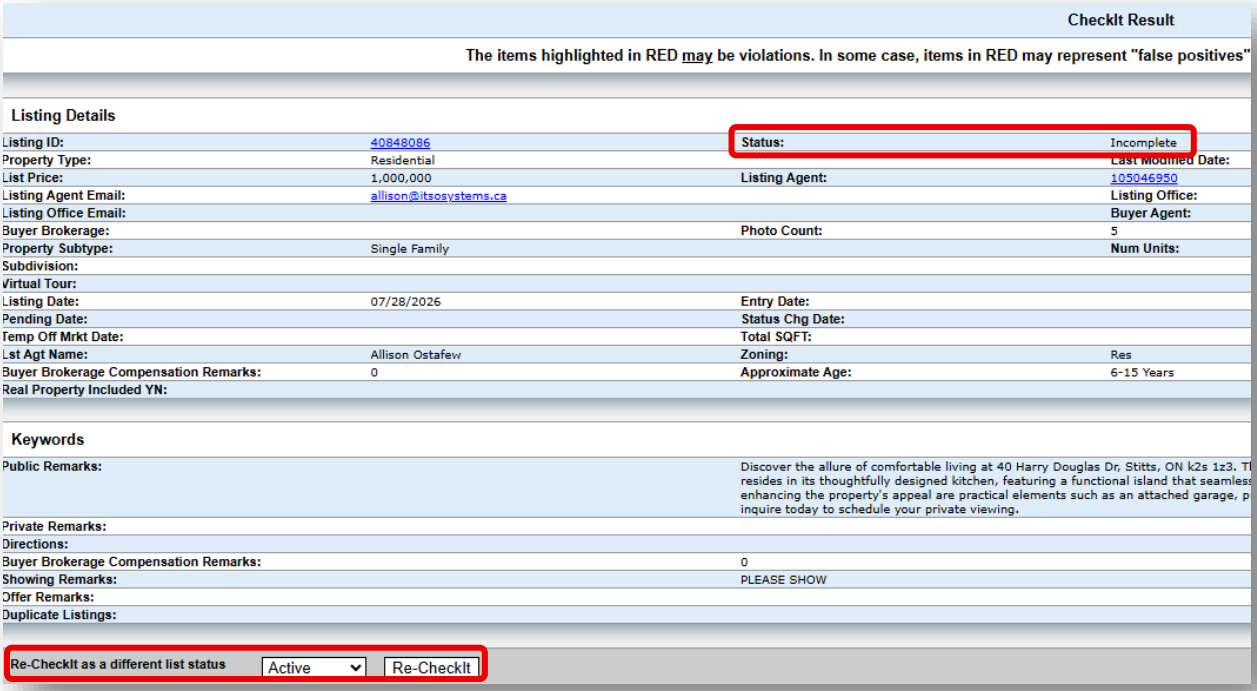
When a listing is in “Incomplete” status and run through CheckIt, the system evaluates it “as-is”, in its current status. Since the listing is not marked as “Active” yet, it is not evaluated against the MLS® Rules that apply to on-market listings. This includes mandatory field checks and compliance checks in the remarks section.

To ensure your listing adheres to the MLS® Rules prior to activation, we recommend using the Re-CheckIt function, located at the bottom of the screen. This feature allows you to temporarily assume a different status—such as “Active”—for validation purposes, without actually changing the listing’s true status.

At the bottom of the CheckIt screen, you'll see a "Re-CheckIt" button along with a status selector. By choosing "Active" here and then selecting "Re-CheckIt," you're instructing the system to re-evaluate the listing as if it were active, allowing all applicable rules to be triggered.

Below are examples:

Before using Re-CheckIt: Listing status is "Incomplete," and no errors are shown in red.



CheckIt Result

The items highlighted in RED may be violations. In some case, items in RED may represent "false positives"

Listing Details

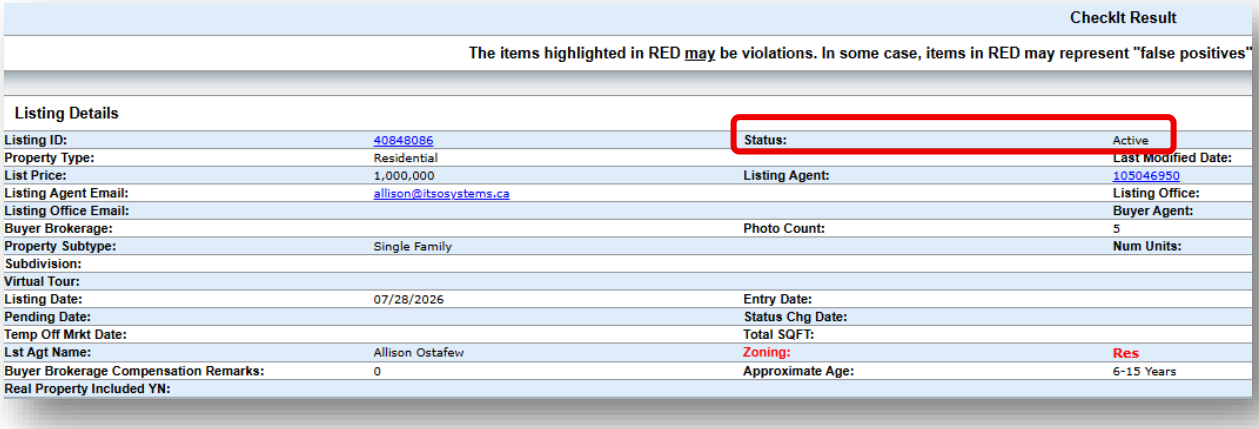
Listing ID:	40848086	Status:	Incomplete
Property Type:	Residential		Last Modified Date:
List Price:	1,000,000	Listing Agent:	105046950
Listing Agent Email:	allison@itsosystems.ca		Listing Office:
Listing Office Email:			Buyer Agent:
Buyer Brokerage:		Photo Count:	5
Property Subtype:	Single Family		Num Units:
Subdivision:			
Virtual Tour:			
Listing Date:	07/28/2026	Entry Date:	
Pending Date:		Status Chg Date:	
Temp Off Mrkt Date:		Total SQFT:	
Lst Agt Name:	Allison Ostafew	Zoning:	Res
Buyer Brokerage Compensation Remarks:	0	Approximate Age:	6-15 Years
Real Property Included YN:			

Keywords

Public Remarks:	Discover the allure of comfortable living at 40 Harry Douglas Dr, Stitts, ON k2s 1z3. T resides in its thoughtfully designed kitchen, featuring a functional island that seamless enhancing the property's appeal are practical elements such as an attached garage, p inquire today to schedule your private viewing.
Private Remarks:	
Directions:	
Buyer Brokerage Compensation Remarks:	0
Showing Remarks:	PLEASE SHOW
Offer Remarks:	
Duplicate Listings:	

Re-CheckIt as a different list status [Active] [Re-CheckIt]

After using Re-CheckIt: Listing is treated as "Active," and rule validations are run accordingly.



CheckIt Result

The items highlighted in RED may be violations. In some case, items in RED may represent "false positives"

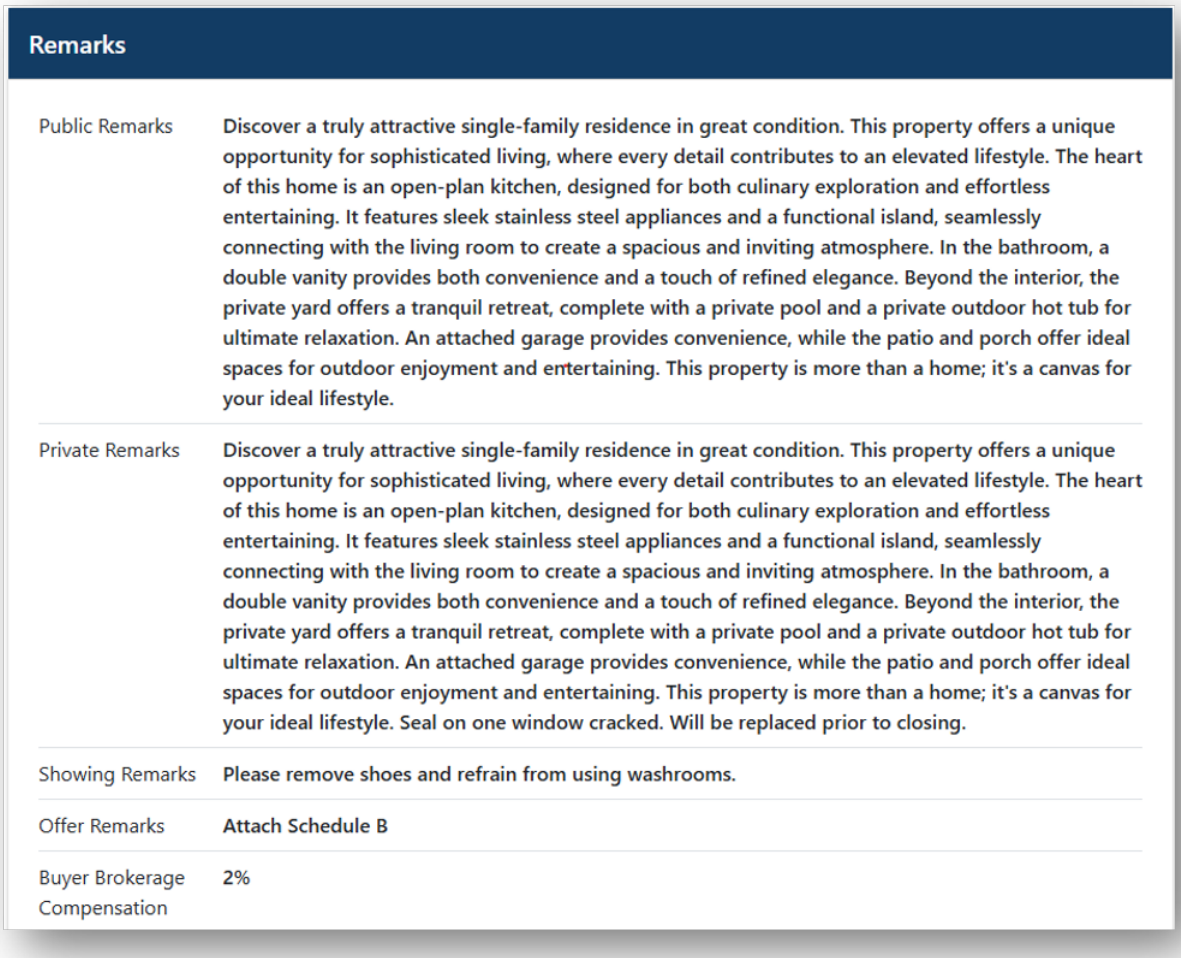
Listing Details

Listing ID:	40848086	Status:	Active
Property Type:	Residential		Last Modified Date:
List Price:	1,000,000	Listing Agent:	105046950
Listing Agent Email:	allison@itsosystems.ca		Listing Office:
Listing Office Email:			Buyer Agent:
Buyer Brokerage:		Photo Count:	5
Property Subtype:	Single Family		Num Units:
Subdivision:			
Virtual Tour:			
Listing Date:	07/28/2026	Entry Date:	
Pending Date:		Status Chg Date:	
Temp Off Mrkt Date:		Total SQFT:	
Lst Agt Name:	Allison Ostafew	Zoning:	Res
Buyer Brokerage Compensation Remarks:	0	Approximate Age:	6-15 Years
Real Property Included YN:			

Repeating Remarks

Having comments in the wrong remarks section is the most common issue identified by Listing Data Checker (LDC). Last Fall, ITSO grouped the various remarks fields together in all displays for ease of reference. This change led to a decrease in offer comments, showing remarks, and compensation remarks in the private remarks section of the listing.

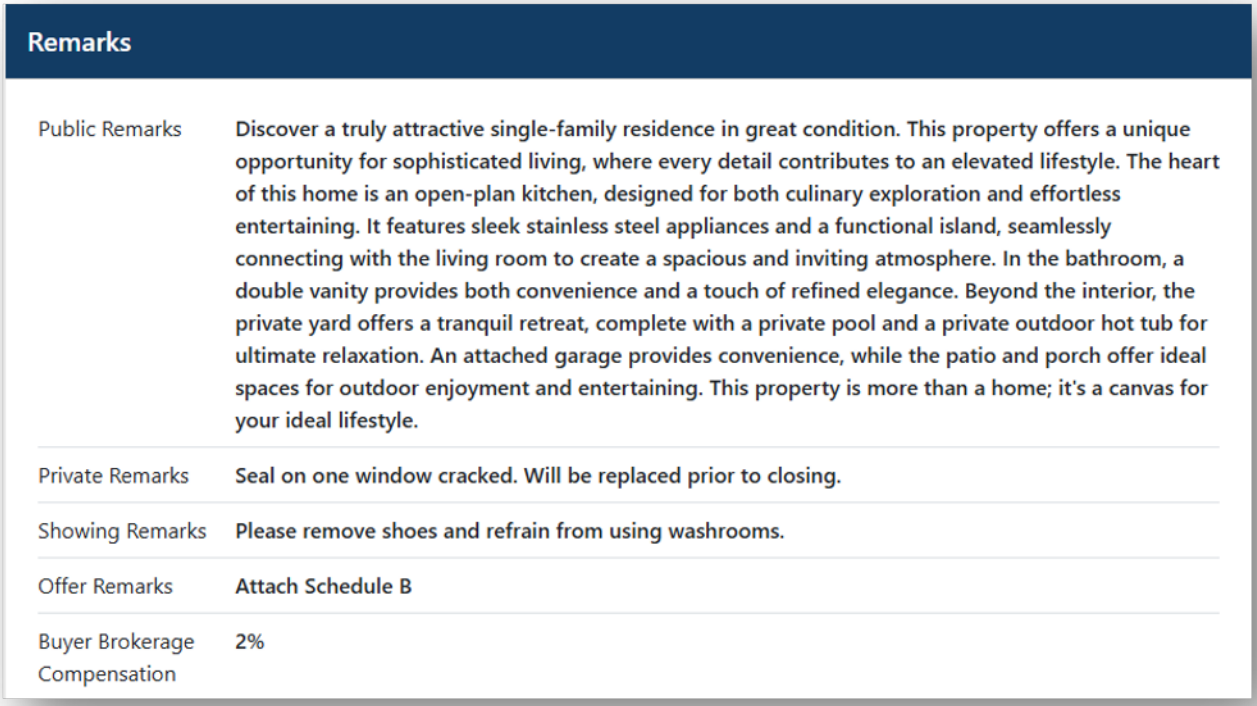
That said, many REALTORS® are still repeating public remarks in the private remarks section of listings. See in this example how the important fact about the cracked window seal can be lost when the public remarks are repeated in the private remarks section:



Remarks

Public Remarks	Discover a truly attractive single-family residence in great condition. This property offers a unique opportunity for sophisticated living, where every detail contributes to an elevated lifestyle. The heart of this home is an open-plan kitchen, designed for both culinary exploration and effortless entertaining. It features sleek stainless steel appliances and a functional island, seamlessly connecting with the living room to create a spacious and inviting atmosphere. In the bathroom, a double vanity provides both convenience and a touch of refined elegance. Beyond the interior, the private yard offers a tranquil retreat, complete with a private pool and a private outdoor hot tub for ultimate relaxation. An attached garage provides convenience, while the patio and porch offer ideal spaces for outdoor enjoyment and entertaining. This property is more than a home; it's a canvas for your ideal lifestyle.
Private Remarks	Discover a truly attractive single-family residence in great condition. This property offers a unique opportunity for sophisticated living, where every detail contributes to an elevated lifestyle. The heart of this home is an open-plan kitchen, designed for both culinary exploration and effortless entertaining. It features sleek stainless steel appliances and a functional island, seamlessly connecting with the living room to create a spacious and inviting atmosphere. In the bathroom, a double vanity provides both convenience and a touch of refined elegance. Beyond the interior, the private yard offers a tranquil retreat, complete with a private pool and a private outdoor hot tub for ultimate relaxation. An attached garage provides convenience, while the patio and porch offer ideal spaces for outdoor enjoyment and entertaining. This property is more than a home; it's a canvas for your ideal lifestyle. Seal on one window cracked. Will be replaced prior to closing.
Showing Remarks	Please remove shoes and refrain from using washrooms.
Offer Remarks	Attach Schedule B
Buyer Brokerage Compensation	2%

Compared to here where the public remarks are not repeated in the private remarks section of the listing:



Remarks

Public Remarks	Discover a truly attractive single-family residence in great condition. This property offers a unique opportunity for sophisticated living, where every detail contributes to an elevated lifestyle. The heart of this home is an open-plan kitchen, designed for both culinary exploration and effortless entertaining. It features sleek stainless steel appliances and a functional island, seamlessly connecting with the living room to create a spacious and inviting atmosphere. In the bathroom, a double vanity provides both convenience and a touch of refined elegance. Beyond the interior, the private yard offers a tranquil retreat, complete with a private pool and a private outdoor hot tub for ultimate relaxation. An attached garage provides convenience, while the patio and porch offer ideal spaces for outdoor enjoyment and entertaining. This property is more than a home; it's a canvas for your ideal lifestyle.
Private Remarks	Seal on one window cracked. Will be replaced prior to closing.
Showing Remarks	Please remove shoes and refrain from using washrooms.
Offer Remarks	Attach Schedule B
Buyer Brokerage Compensation	2%

Rule 2.13 of the ITSO MLS® Rules provides that all listing information must only be located in the designated area of the listing and not reproduced in any other field (subject to a few exceptions set out in the rules). This Rule was created to ensure that REALTORS® can quickly find the information they require by looking in the correct location. For example, a buyer's agent might not check the private remarks if they are looking for showing information.

Duplicating remarks can cause users to skim over the private remarks and miss vital information. Following this rule eliminates the need to repeat information in multiple sections and can foster clear communication with buyer's agents. Moreover, adhering to this rule streamlines listings and makes them easier to print to PDF.

REALTORS® are encouraged to review their listings and ensure that remarks are included only in the proper remarks section and not unnecessarily repeated elsewhere.

Real Estate Standards Organization

Users likely have noticed that ITSO has made changes to some of the existing fields in the MLS® System. For example, we changed the names of all the accessibility fields, and we removed "Two Storey" from architectural type and added "Above Grade Storeys" instead. ITSO made these changes because ITSO joined the Real Estate Standards Organization (RESO) as a member and is working towards being certified as RESO compliant.

What is RESO?

RESO is an independent, nonprofit standards body that develops data standards to create efficiencies for all participants in real estate transactions. RESO has created a standard data dictionary, which is the real estate industry's universal language for data. It empowers a wide range of systems to talk to each other in a seamless manner.

The RESO standard is like using USB or USB c connectors –these standard connections allow people to connect to phones, computers, or tablets regardless of the make or model. RESO standards work in much the same way. When MLS® Systems and technology vendors use the same field names and definitions, data can move between their products more easily and accurately.

How does RESO benefit REALTORS®?

Following the RESO standard as much as possible makes it easier for vendors to work with data from the ITSO MLS® System. When ITSO uses a standard RESO field, a vendor can immediately understand what the field means and where the information belongs in its product. A nonstandard field must be reviewed and mapped manually, adding time and cost to the development process.

For example, consider a website operator that uses RESO and knows whenever they see a field called "BathroomsTotalInteger" to put the value in that field beside the label on the website that says "Number of Bathrooms". If we did not follow RESO and instead called our field "Washrooms" a vendor using our data would need to manual review that field, determine if what that field contains is actually the number of bathrooms, and consider if "Number of Bathrooms" is the proper place on their website template to locate the data or if a new label and space needs to be created for the ITSO data. That custom work must be repeated by every vendor receiving the data. Using the RESO standard reduces that duplication and makes it faster for REALTORS® to gain access to new products and services.

How does RESO support data sharing?

RESO standards make it easier for MLS® Systems to share listing data. When participating systems use the same field names and definitions, less custom mapping is required and there is less risk that information will be interpreted or displayed incorrectly.

Participants in the Global Data Exchange, including ITSO, are working toward the use of consistent standards to facilitate the transfer and display of listing data across multiple MLS® Systems. This will become increasingly important as more outside data becomes available within the ITSO MLS® System.

Is RESO only American?

No. Although RESO is headquartered in the United States, its standards are intended for international use. Its membership includes MLS® organizations, REALTOR® associations, technology companies and other real estate organizations from around the world. ITSO is the 6th Canadian MLS® System provider to join RESO along with the Greater Vancouver REALTORS®, Nova Scotia Association of REALTORS®, REALTORS® Association of Edmonton, Saskatchewan REALTORS® Association, Victoria Real Estate Board, and Centris.

LDC Infractions: 4+ Violation Notices

ITSO System users that have incurred 4 or more LDC violation notices on any one infraction type after April 1, 2026 have been issued fines in the following amounts:

4th infraction: $100 fine
5th infraction: $200 fine
6th infraction: $300 fine
7th or higher infraction count: automatic referral to the PSC Committee

System users that have been issued fines may pay the fine, or request the matter be reviewed by the PSC Committee. The following LDC files have been opened since April.

File #	Rule Violated	Number of Violation Notices	Current Status
L2026-01	Listing Commencement Date	7	Discipline Hearing
L2026-02	Image Compliance - Branded Photo	4	Consent Agreement
L2026-03	Listing Commencement Date	4	Fine - paid
L2026-04	Buyer to Verify	4	Fine - paid
L2026-05	Image Compliance - Branded Photo	4	Fine - paid

PSC Committee

Incident 2026-10 involves a Broker of Record who had watermarked images in their listing and failed to provide new images to their association upon request. The PSC Committee investigated this incident and issued charges alleging that the Respondent breached MLS® Rule 2.15 by using Images in an MLS® Listing that contain a watermark that is a marketing message,

breached Article 17 of the REALTOR® Code for failing to comply with Board/Association Bylaws, and breached Article 21 of the REALTOR® Code by breaching the MLS® Rules repeatedly on six MLS® Listings in a manner that goes beyond mere error. The Respondent has accepted a consent agreement that includes the following penalties: payment of a $2250 fine; and completion of three courses:

- the ITSO MLS® Rules Course in person at an association office;
- the "Introduction to TRESA" Course through RECO Continuing Education; and
- the "Mastering OREA Forms: A Practical Foundation for Real Estate Transactions" Course through Humber College.

This file will be closed once the penalties have been completed.

Incident 2026-25 involves the sale of a cooperative property. The window in the primary bedroom was damaged, and the By-laws of the cooperative required that damages to the unit be repaired or replaced when a unit was sold. The buyers were aware of this rule, so did not include a clause in the Agreement of Purchase and Sale to have the window replaced prior to closing. Upon taking possession of the property, the buyers became aware that the window had not been repaired or replaced. The buyers filed a complaint against the listing salesperson for not ensuring that the By-laws of the cooperative were followed by the sellers. ITSO declined jurisdiction and referred the buyers to RECO and to small claims court. This file is closed.

Incident 2026-26 involves the sale of a mixed use commercial/residential property. One of the commercial tenants noticed that the listing images of the property included the interior of their business, and these images contained proprietary and commercially-sensitive information. The business owner contacted the landlord, the listing agent, and the listing brokerage multiple times requesting that the images of the interior of the business be removed from the MLS® Listing. The images were not removed, so the business owner filed an incident report with ITSO. The PSC Committee is investigating this matter.

Incident 2026-27 involves the listing for a condo property, where all the common area images have been duplicated from another listing in the same building. The PSC Committee is investigating.

Upcoming Training Opportunities – August, September

MPAC

For more information on MPAC webinars please contact propertyline@mpac.ca.

Factors Affecting Residential Property Value

Thursday August 13th, 2026 10:00am-11:00am:
https://events.teams.microsoft.com/event/1523a9d8-3206-4da0-baec-e13e3e6772fe@af60fbf3-a582-4b71-9d0e-c1af2d5209db

Wednesday September 9th, 2026 10:00am-11:00am:
https://events.teams.microsoft.com/event/3972667d-7fe4-45f9-a0ed-e431db339a8a@af60fbf3-a582-4b71-9d0e-c1af2d5209db

Monday September 21st, 2026 11:00am-12:00pm:
https://events.teams.microsoft.com/event/5bf1960d-de4c-4d51-8cb1-42c41d8aa5eb@af60fbf3-a582-4b71-9d0e-c1af2d5209db

Assessment 101 for REALTORS®

Friday August 14th, 2026 10:00am-11:00am: https://events.teams.microsoft.com/event/1c6ea65f-0e95-4b8e-b4d7-8ca990affcfd@af60fbf3-a582-4b71-9d0e-c1af2d5209db

Tuesday August 25th, 2026 1:00pm-2:00pm: https://events.teams.microsoft.com/event/85b631fe-f8a0-49f8-810d-9b32ec9904f2@af60fbf3-a582-4b71-9d0e-c1af2d5209db

Friday September 11th, 2026 10:00am-11:00am:
https://events.teams.microsoft.com/event/1bdf6ea0-d689-4b1d-9fe5-bc6087051767@af60fbf3-a582-4b71-9d0e-c1af2d5209db

Friday September 25th, 2026 10:00am-11:00am:
https://events.teams.microsoft.com/event/e90c8c94-9e62-438a-ad0d-fd033800e470@af60fbf3-a582-4b71-9d0e-c1af2d5209db

Assessment 101 for Commercial REALTORS®

Wednesday August 5th, 2026 1:00pm-1:30pm: https://events.teams.microsoft.com/event/7ec5c080-7c73-49d9-904e-335b1a493d54@af60fbf3-a582-4b71-9d0e-c1af2d5209db

MPAC Assessment Data, REALTOR® Insights, and Bundle Savings – A look at the MPAC data in GeoWarehouse and PropertyLine e-store

Wednesday August 5th, 2026 10:00am-10:30am:
https://events.teams.microsoft.com/event/c3826744-f31b-4092-be5e-00b483c8259e@af60fbf3-a582-4b71-9d0e-c1af2d5209db

Wednesday August 19th, 2026 1:00pm-1:30pm: https://events.teams.microsoft.com/event/ff68c837-7d89-4e84-b051-df605f73da86@af60fbf3-a582-4b71-9d0e-c1af2d5209db

Wednesday September 2nd, 2026 10:00am-10:30am:
https://events.teams.microsoft.com/event/928ef3a1-97e5-4a1e-9cd9-4b276a967563@af60fbf3-a582-4b71-9d0e-c1af2d5209db

Tuesday September 15th, 2026 1:00pm-1:30pm:
https://events.teams.microsoft.com/event/4cb54374-3c50-4497-af29-5e528e4273b3@af60fbf3-a582-4b71-9d0e-c1af2d5209db

MPAC Automated Valuation Models (AVM) for REALTORS®

Thursday August 6th, 2026: https://events.teams.microsoft.com/event/70c02edc-002c-49e1-908c-6acba0e06fd6@af60fbf3-a582-4b71-9d0e-c1af2d5209db

Tuesday August 18th, 2026 10:00am-11:00am: https://events.teams.microsoft.com/event/1d233de9-4559-4618-9367-6ef57b92d402@af60fbf3-a582-4b71-9d0e-c1af2d5209db

Thursday August 27th, 2026 1:00pm-2:00pm: https://events.teams.microsoft.com/event/d6010d88-4bae-451b-b3a2-d30b4b6c0e3f@af60fbf3-a582-4b71-9d0e-c1af2d5209db

Wednesday September 2nd, 2026 1:00pm-2:00pm: https://events.teams.microsoft.com/event/9b59eda0-b688-4a36-96f4-ee43a6a1ee8e@af60fbf3-a582-4b71-9d0e-c1af2d5209db

Monday September 14th, 2026 1:00pm-2:00pm: https://events.teams.microsoft.com/event/8c17a107-5239-46db-8929-6eb8c4e58773@af60fbf3-a582-4b71-9d0e-c1af2d5209db

NEW WEBINAR: Data Webinar – Title and Description to be Provided

Thursday August 20th, 2026 10:00am-11:00am: https://events.teams.microsoft.com/event/cdeaaa83-080d-4dbd-b3c5-e659adf75c01@af60fbf3-a582-4b71-9d0e-c1af2d5209db

Tuesday September 1st, 2026 1:00pm-2:00pm: https://events.teams.microsoft.com/event/dea642b6-965f-4947-a2b2-55a73c59e243@af60fbf3-a582-4b71-9d0e-c1af2d5209db

Tuesday September 15th, 2026 10:00am-11:00am: https://events.teams.microsoft.com/event/3f295763-4b76-4cd0-9f8f-a9fe9c66f970@af60fbf3-a582-4b71-9d0e-c1af2d5209db

Fintracker

Topic: FINTRACKER - Compliance Made Easy for AGENTS

This webinar will be held the first Tuesday of each month beginning at 10:00am. (August 4th, September 1st)

Join us to find out more about your new member benefit. Fintracker is an end-to-end FINTRAC digital solution, available on mobile and desktop. Scan government issued IDs, auto-populate forms or send out remote links for identifying non-physically present clients. Scan, authenticate and auto-populate.

Register in advance for this webinar:
https://us02web.zoom.us/webinar/register/WN_e5HwToBYQsO9UOPOkEyQEg#/registration

Topic: FINTRACKER - Compliance Made Easy for Brokers, Admins and Compliance Officers

This webinar will be held the 2nd Tuesday of each month beginning at 10:00am (August 11th, September 8th)

Join us to find out more about your new member benefit. Fintracker is an end-to-end FINTRAC digital solution, available on mobile and desktop. Available for agents on mobile or desktop. Agents can scan client identifications in person or remotely, authenticating and auto populating the recommended forms. We offer an admin portal with AML and sanction screening, ongoing monitoring, and consultations with experts to assist with training manuals and office policies.

Register in advance for this webinar:
https://us02web.zoom.us/webinar/register/WN_rgPq0bjCTtiz0nbf87Jt0A#/registration