
Condominium Dispute Resolution Tribunal

General Information Fact Sheet

Overview

The Condominium Dispute Resolution Tribunal (CDRT) began operation on April 1, 2026. It provides Albertans with access to fair and timely resolution of disputes within Alberta's condominium community. It is a low-cost way to resolve disputes, and come to binding decisions, without entering a court room.

Tribunal jurisdiction

If you have disputes concerning any of the following, the CDRT may be able to help:

- Monetary sanctions imposed by a condominium corporation and the process that was used by the condominium corporation to levy that sanction;
- Access to condominium documents; and
- Disputes with respect to general meetings and special general meetings.

The CDRT will first facilitate negotiations between the parties and will only elevate to mediation and formal adjudication if required.

Fee structure

The CDRT charges user fees depending on the services accessed by applicants:

- Application fee: **\$150**. Includes:
 - Guided Negotiation
 - First four hours of Mediation services
- Additional Mediation:
 - **\$150** per half day (4 hours)
 - Up to a maximum of \$300 per day
- Adjudication fee: **\$350**.

User fees may be reduced or waived at the discretion of the Tribunal Chair, and based on financial hardship, following a case-by-case review. Should an applicant wish to apply for a waiver of a user fee, they will need to complete and submit the required form.

Applying to the tribunal

The CDRT can accept applications for disputes that are within its jurisdiction and that occurred within one year of the date that the applicant knew or ought to have known of the existence of the dispute.

Applications to the CDRT must include the name and contact information of the applicant and respondent and a description of the dispute.

Alternative dispute resolution

The CDRT uses three main methods of dispute resolution, starting with:

Guided Negotiation

Guided Negotiation is the first step for a dispute application. This stage provides the parties (applicant and respondent) with the opportunity to discuss the dispute with the goal of coming to a resolution. This discussion takes place in a text-based chat room within the CDRT's online service and is moderated by CDRT staff.

Mediation

Mediation is a more formal process than Guided Negotiation. It is a voluntary, confidential process that the parties must agree to participate in. Mediation is facilitated by a skilled mediator who helps the parties come to a resolution by focusing on mutual interests and creative solutions, while preserving the relationships between them. Should the parties come to a resolution, the CDRT will provide the parties with an agreement that would be legally binding, much like a contract.

Adjudication

Adjudication is the most formal dispute resolution method offered by the CDRT. At an adjudication hearing, a panel comprised of up to three CDRT members will listen to the dispute and issue a decision on the matter. Parties have an opportunity to present evidence and arguments to the panel who then review and consider the evidence and arguments. After the hearing is closed, the Tribunal has up to 90 days to make a binding decision. This decision is final.

Decisions

Adjudication decisions issued by the CDRT can be filed by a party at the Court of King's Bench so that they can be enforced in the same way as a court order.

If a party disagrees with how the panel interpreted the law when making their decision, they can appeal to the Court of King's Bench. This must be done no later than 30 days after the decision is received.

Parties may also make an application for judicial review of a CDRT decision to the Court of King's Bench should they believe the decision-making process was unfair. This must be done no later than 30 days after receiving the decision and in accordance with the Alberta Rules of Court.

Tribunal members

All CDRT members, including the Chair, are appointed by Ministerial Order. Members are appointed for terms of up to three years, for a maximum of 12 years of continuous service.

CDRT members are compensated for their work in accordance with the Committee Remuneration Order ([OC466/2007](#)) and the [Government of Alberta's Travel and Subsistence Policy](#).

For more information

To find out more about the Tribunal and its processes, please visit www.alberta.ca/CondoTribunal.