
Condominium Dispute Resolution Tribunal

Mediation Fact Sheet

Overview

The Condominium Dispute Resolution Tribunal (CDRT) offers Albertans accessible and timely dispute resolution services for condominium owners and condominium corporations.

Mediation is the second dispute resolution step after an application is submitted.

Mediation is a more structured process than Guided Negotiation. It is voluntary and private, and both sides must agree to take part. A skilled mediator helps guide the discussion and supports the parties in finding solutions that work for everyone, while helping maintain positive relationships within the condo community. Should mediation be successful, the CDRT will prepare a mediation agreement for the parties. If mediation is unsuccessful, the parties will be offered an adjudication hearing.

Advantages of opting for mediation

- **Flexible and Informal** – The rules are common sense: approach the meeting with an open mind, in good faith and with an intention to compromise.
- **Helps maintain relationships** – Establishing strong communication between parties helps maintain positive relationships.
- **Confidential** – Mediations are not open to the public. Parties are required to sign a “Mediation Confidentiality Statement” that ensures confidentiality is protected and provides the ground rules for the discussion.

Fee structure

The first four hours of mediation are included in the application fee.

There is an additional fee of \$150 that must be submitted to the CDRT for each additional four hours of mediation, to a maximum of \$300 per day. The cost of additional mediation is split evenly between the parties.

User fees may be reduced or waived by the Tribunal Chair. Should an applicant wish to apply for a waiver of a user fee, they will need to complete and submit the required form.

Mediation is voluntary

Although parties are strongly encouraged to participate in the mediation process, it is voluntary in nature. If either party does not attend, then adjudication would be the next, and final, step for the parties.

Both parties participate

Both parties to a dispute take part in mediation. Because it takes advantage of available technology, it is accessible and easy to participate in a mediation. A skilled mediator facilitates these discussions.

For more information

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