

Property Manager

Run apartment buildings, condos or offices for the owners: tenants, repairs, budgets and the 2 am flood.

TYPICAL PAY

\$65,000

a year, full time

PAY RANGE

\$38k to \$117k

starting to experienced

TIME TO QUALIFY

1 to 4 years

after high school

DEMAND

Good

job outlook

LICENCE NEEDED

Yes

regulated job

WHERE YOU WORK

Apartment buildings, condo and strata corporations, office towers,...

How you get there

- 1 High school diploma** Grade 12
Job Bank says secondary school is required in every province except BC, where a language test and a minimum age of 19 apply instead.
- 2 Diploma or first job** 0 to 2 years
Some take a 1 to 2 year business or real estate diploma. Many start directly as a leasing agent, property administrator or assistant manager. Job Bank says several years of administrative experience are usually expected.
- 3 Provincial licence, where required** A few months
BC (strata and rental managers, through the BC Financial Services Authority), Alberta (property and condo managers, through RECA, the Real Estate Council of Alberta), Manitoba (through the Manitoba Securities Commission) and Ontario (condo managers only, through the C...
- 4 Property manager** 2 to 4 years
Your own building or small portfolio. In Ontario, condo managers hold a limited licence and work under supervision for about 2 years before qualifying for a general licence.
- 5 Designation (optional)** 1 to 3 years, part time
The CPM (Certified Property Manager) or ARM (Accredited Residential Manager) from the Real Estate Institute of Canada, or the RCM (Registered Condominium Manager) from ACMO (Association of Condominium Managers of Ontario).

Pros and cons

- + Low training cost and fast entry
- + Job Bank rates the outlook very good in Ontario
- + Free housing for resident managers
- On call for floods, fires and lockouts
- Angry tenants and demanding boards
- Evening board meetings on top of the day

Optional boosts

CPM (Certified Property Manager). ARM (Accredited Residential Manager). RCM (Registered Condominium Manager). Commercial property management.

Where these numbers come from

Job Bank: Property administrators (strata property manager), wages (updated Nov 2025)

Job Bank: Property administrators, employment requirements and regulation

RECA (Real Estate Council of Alberta): property and condominium manager licensing

ACMO (Association of Condominium Managers of Ontario)

Numbers checked September 2026. Pay figures are typical full-time annual amounts in Canadian dollars, based on Government of Canada Job Bank wage data and published salary grids. They vary by province, employer and experience. Tuition is for domestic students. Sources, links and the click-through version: <https://career.help/ca/careers/property-manager>

Good to know

Ontario only licensed condo managers in 2017

Until then anyone could manage a condo in Ontario. Now the Condominium Management Regulatory Authority of Ontario licenses managers, and since July 2023 renewing a general licence requires c...

It is called strata in BC

British Columbia calls condominiums strata corporations, which is why Job Bank's page for this job is titled Strata Property Manager. Same job, different word.



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