

Transactional Due Diligence in Condo Conveyancing

Condominium Law Advisory Group



Webcast

Date: Thursday, April 03, 2025 | 1:00 pm to 3:00 pm

Location: Webcast

Agenda: 1:00 pm Program Commences
3:00 pm Program Concludes



This program contains:
2hr 00m of Substantive Content

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Navigating condominium transactions requires attention to detail and a keen understanding of the unique condominium real estate due diligence process. To avoid the common pitfalls in condominium deals, it is essential to conduct due diligence tailored to the specific condominium corporation involved in the closing. Join us to learn how to appropriately limit the scope of your review, effectively examine the status certificate, and identify essential information to be brought to the attention of your client.

Gain insights from highly experienced legal professionals and enhance your expertise with this helpful program. Whether you are new to the field or looking to enhance your skills, you'll walk away with valuable guidance and practical advice to ensure the successful completion of condominium transactions.

Program Chair(s): **Gursharan Sandhu**, Elia Associates PC
Audrey Loeb, Shibley Righton LLP

Speakers: **Armand G.R. Conant**, Shibley Righton
Maria Durdan, SimpsonWigle LAW LLP
Patricia Elia, Elia Associates PC
Patrick Greco, Shibley Righton LLP
Ray Leclair, LAWPRO

1:00 pm Welcome and Opening Remarks

1:05 pm Top 10 Mistakes to Avoid in Condominium Deals
Ray Leclair, LAWPRO

1:35 pm Essentials of the Agreement of Purchase and Sale
Patrick Greco, Shibley Righton LLP

- Understanding the scope of review
- Rights and obligations of the parties regarding property being purchased
- Financial obligations attached to an interest in real estate

2:00 pm Status Certificate Walk Through
Patricia Elia, Elia Associates PC
Armand G.R. Conant, Shibley Righton

- Common expenses for the unit and past arrears
- Special assessment fees
- Reserve fund details
- Rules and regulations governing the condo
- Outstanding claims against the condo

2:30 pm Recent Case Law from the Courts on Status Certificates

Maria Durdan, SimpsonWigle LAW LLP

- Key decisions from the Condominium Authority of Ontario (CAT)
- Superior Court's decision in *Bruce v. Waterloo North Condominium Corporation* on clear and adequate disclosure of financial information to prospective buyers

2:55 pm Questions and Answers

3:00 pm Program Concludes

www.oba.org/pd
Questions? pd@oba.org

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Webcast	\$119.00	\$66.00	\$176.00

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