

# ONTARIO'S CONDOMINIUM ACT REVIEW

## *Stage Two Participants*

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*Please note that the list of Expert Panel and Working Group members is followed by participant bios.*

### **Expert Panel**

Anne-Marie Ambert, condominium information website founder  
Colm Brannigan, mediator/arbitrator  
Robert Buckler, realtor/court-appointed condominium administrator  
Harold Cipin, condominium management representative  
Armand Conant, lawyer/court-appointed condominium administrator  
Stephen Deveaux, developer  
Harry Herskowitz, lawyer  
Christopher J. Jaglowitz, lawyer  
Aubrey LeBlanc, consumer representative  
Audrey Loeb, lawyer  
Sally Thompson, engineer  
John Warren, chartered accountant

### **Governance Working Group**

Colm Brannigan, mediator/arbitrator  
Robert Buckler, realtor/court-appointed condominium administrator  
Armand Conant, lawyer/court-appointed condominium administrator  
Anne Gottlieb, lawyer/mediator/condominium owner  
Aubrey LeBlanc, consumer representative  
Marilyn Lincoln, condominium writer/columnist  
Dean McCabe, condominium management representative  
Allan Rosenberg, condominium management representative  
Adam Wroblewski, owner association representative

### **Dispute Resolution Working Group**

Anne-Marie Ambert, condominium information website founder  
Colm Brannigan, mediator/arbitrator  
Harold Cipin, condominium management representative  
Armand Conant, lawyer/court-appointed condominium administrator  
Shervin Erfani, condominium resident  
Anne Gottlieb, lawyer/mediator/condominium owner  
Christopher J. Jaglowitz, lawyer  
Steven Leistner, real estate representative

### **Finance Working Group**

Carole Booth, condominium board member  
Stephen Chesney, chartered accountant  
Stephen Deveaux, developer  
Michael Kalisperas, condominium management representative  
Stephen Karr, lawyer  
Cesar Kupfer Jarmain, condominium resident  
Chris Rol, insurance representative  
Mark A. Salerno, housing specialist  
Mark Shedden, insurance representative  
Sally Thompson, engineer  
John Warren, chartered accountant

### **Consumer Protection Working Group**

Stephen Hamilton, developer representative  
Harry Herskowitz, lawyer  
Aubrey LeBlanc, consumer representative  
Michael Lio, consumer representative  
Audrey Loeb, lawyer  
Vince Molinaro, developer  
Linda Pinizzotto, realtor/owner association representative  
Maurizio Romanin, lawyer  
Mark A. Salerno, housing specialist  
Sally Thompson, engineer

### **Condominium Management Working Group**

Carole Booth, condominium board member  
Robert Buckler, realtor/court-appointed condominium administrator  
Harold Cipin, condominium management representative  
Tammy Evans, lawyer  
Sandra Gibney, regulatory representative  
Christopher J. Jaglowitz, lawyer  
Michael Kalisperas, condominium management representative  
Dean McCabe, condominium management representative  
Kathleen Stephenson, condominium resident  
John Wannamaker, condominium management representative

## **Participant Bios**

### **Anne-Marie Ambert, Founder, Condo Information Centre**

**Areas of Expertise:** Anne-Marie provides the condominium owner, resident, and board member perspective. She has extensive knowledge of problems encountered by owners, residents, board members, and managers based on letters received since the launch of [www.condoinformation.ca](http://www.condoinformation.ca) in 2009.

### **Carole Booth, Board president of a self-managed condominium**

**Areas of Expertise:** Carole provides the condominium resident and board member perspective.

**Relevant Affiliations:** Condominium board president, HCC #166; board member, Canadian Condominium Institute - Golden Horseshoe Chapter

### **Colm Brannigan, Chartered Mediator and Arbitrator, Mediate.ca Dispute Resolution Services**

**Areas of Expertise:** Colm has expertise in condominium, real estate, and commercial alternative dispute resolution.

**Relevant Affiliations:** ADR Institutes of Ontario and Canada

### **Robert Buckler, Condominium Consultant, Beredan Management & Consulting Inc. and Realtor, Century 21 Heritage Group**

**Areas of Expertise:** Robert is a condominium consultant providing specialized services to condominium corporations, developers, and owners. He serves as a court-appointed administrator for troubled condominium corporations, and using a multi-faceted rehabilitation model, slowly restores these communities back to health. Robert is also a realtor, an instructor for the property management course offered by the Ontario Real Estate Association (OREA) Real Estate College, as well as a condominium law instructor for the Association of Condominium Managers of Ontario (ACMO).

**Relevant Affiliations:** OREA, ACMO, Real Estate Council of Ontario, Toronto Real Estate Board, Canadian Real Estate Association, Canadian Condominium Institute - Toronto Chapter, Institute of Corporate Directors

### **Stephen Chesney (FCA), Partner, Parker Garber & Chesney, LLP**

**Areas of Expertise:** Stephen is a Chartered Accountant specializing in the auditing of Ontario condominium corporations.

**Relevant Affiliations:** Fellow Member, Institute of Chartered Accountants of Ontario

### **Harold Cipin, President, Times Property Management Inc.**

**Areas of Expertise:** Harold has been involved in condominium management for close to 20 years. He was the former president of the Association of Condominium Managers of Ontario (ACMO) and current president of the National Association of Condominium Managers (NACM). In 2009, he was presented with ACMO's Registered Condominium Manager of the Year Award and remains actively involved in ongoing projects that impact the condominium management industry.

**Relevant Affiliations:** ACMO, NACM

**Armand Conant, Partner, Head of Condo Law Group, Shibley Righton LLP**

**Areas of Expertise:** Armand practices condominium law, acting for condominium corporations and owner groups across Ontario. He is a court-appointed administrator for troubled condo corporations and an author of numerous articles, papers, briefs, and presentations on condominium law, including a booklet comparing condominium legislation across Canada. Armand is also an instructor for condo director courses and teaches real estate law.

**Relevant Affiliations:** Board member and past President, Canadian Condominium Institute (Toronto); Associate member, Association of Condominium Managers of Ontario

**Stephen Deveaux, Vice President of Land Development, Tribute Communities**

**Areas of Expertise:** Stephen has held senior positions in the building and development industry for more than 10 years, both in the public and private sectors. He holds an undergraduate degree in urban studies and urban and economic geography from the University of Toronto, as well as a master's degree from Dalhousie University in urban and rural planning.

**Relevant Affiliations:** First Vice-Chair, Building Industry and Land Development Association (BILD); Co-Chair, BILD - Toronto Chapter; Co-Chair, Ontario Home Builders' Association's Condo Act Committee

**Shervin Erfani, Residents' Panel member (Windsor)**

**Areas of Expertise:** Shervin provides the condominium owner and resident perspective.

**Tammy Evans, Partner, Blaney McMurtry LLP**

**Areas of Expertise:** Tammy's practice is focused on all aspects of mixed use and condominium development and construction matters. She serves a broad range of clients, from land owners, developers, landlords, and sureties to institutional and private lenders. Tammy also played an integral role in soliciting and reviewing stakeholder comments, drafting legislation and briefing the Minister's office on the previous consultation for the 1998 Condominium Act and its Regulations.

**Relevant Affiliations:** Law Society of Upper Canada; Canadian Bar Association (Ontario); Women's Law Association of Ontario; President, Canadian Association of Women in Construction; Building Industry and Land Development Association; Ontario Home Builders' Association; Canadian Home Builders' Association

**Sandra Gibney, Principal Advisor, Strategic Management & Planning, Real Estate Council of Ontario (RECO)**

**Areas of Expertise:** Sandra provides expertise in professional regulation, policy development and implementation, strategic and operational planning, and corporate communications.

**Anne Gottlieb, Mediator/facilitator, Mediation At Work Ltd.**

**Areas of Expertise:** Anne obtained a Master of Laws (LL.M.) in Alternative Dispute Resolution (ADR) at Osgoode Hall Law School. She was trained as a negotiator and mediator at the Program on Negotiation, Harvard Law School, and at CDR Associates in Boulder, Colorado. A much sought after public speaker and trainer in mediation and conflict resolution, Anne has expertise in resolving business disputes and commercial matters and has a growing practice resolving conflicts arising within condominiums.

**Relevant Affiliations:** Council member, Ontario Bar Association; Executive Board Member, ADR Institute of Ontario; Former Chair, Canadian Bar Association (ADR Section) and Ontario Bar Association (ADR Section)

**Stephen Hamilton, Manager of Government Relations, Ontario Home Builders' Association (OHBA)**

**Areas of Expertise:** At OHBA, Stephen oversees three committees: Renovators' Council, Training and Education Committee, and the Health and Safety Committee. He is also responsible for policy development and advocacy on a diverse number of files.

**Harry Herskowitz, Managing Partner, DelZotto, Zorzi LLP and Board Chairman, Tarion Warranty Corporation**

**Areas of Expertise:** Harry's practice is devoted to real estate, mortgage lending and commercial transactions, with particular emphasis on land development and condominium law. His practice also includes the arbitration of disputes involving commercial real estate transactions and condominium issues, and the provision of legal opinions on various aspects of real property law.

**Relevant Affiliations:** Ontario Bar Association (Real Property Section), ADR Institute of Ontario, Fellow of the Canadian Condominium Institute

**Christopher J. Jaglowitz, Lawyer, Gardiner, Miller Arnold LLP**

**Areas of Expertise:** Christopher is a condominium lawyer and arbitrator, as well as the publisher of Ontario Condo Law Blog.

**Relevant Affiliations:** Ontario Bar Association, Canadian Condominium Institute, Association of Condominium Managers of Ontario

**Michael Kalisperas, Owner & President, Royale Grande Property Management Ltd.**

**Areas of Expertise:** Michael Kalisperas is Owner & President of Royale Grande Property Management Ltd., an Association of Condominium Managers of Ontario (ACMO) 2000 Certified Company. He has been successfully managing condominium corporations for over 22 years. His company is also certified to the ISO 9001:2008 Quality Management System.

**Relevant Affiliations:** Registered Condominium Manager (ACMO)

**Stephen Karr, Partner, Harris, Sheaffer LLP**

**Areas of Expertise:** Stephen provides expertise in condominium law and development.

**Relevant Affiliations:** Law Society of Upper Canada, Canadian Bar Association, Fellow of the Canadian Condominium Institute

**Cesar Kupfer Jarmain, Residents' Panel member (Toronto) and President, CJ Real Estate Investments**

**Areas of Expertise:** Cesar provides the condominium owner and resident perspective, as well as expertise in real estate development financing.

**Aubrey LeBlanc, President, Consumers Council of Canada**

**Areas of Expertise:** Aubrey has expertise in home warranties, codes and standards, consumer protection, housing, risk management, and professional qualification systems.

**Relevant Affiliations:** Consumers Council of Canada, Ontario Association of Home Inspectors, Ontario Building Officials Association

**Steven Leistner, Representative, Real Estate Institute of Canada (REIC)**

**Areas of Expertise:** Steven has expertise in property management, reserve fund studies, appraisal, and finance. He is also an instructor in all the aforementioned areas.

**Relevant Affiliations:** Professional Appraiser (Appraisal Institute of Canada); Fellow of the Real Estate Institute (REIC); Certified Manager of Condominiums (REIC); Certified Residential Underwriter (REIC); Certified Reserve Planner (REIC); Certified Forensic Investigator (Association of Certified Forensic Investigators of Canada); Certified Property Manager (REIC)

**Marilyn Lincoln, Condo Columnist, National Post, London Free Press, Kitchener Record, Hi Rise and Community News, Kitchener**

**Areas of Expertise:** Marilyn provides the condominium owner and board member perspective. As the author of "The Condominium Self Management Guide," 2nd edition, she has extensive knowledge in condominium management.

**Relevant Affiliations:** Consultant, Waterloo North Condominium Corporation #76

**Michael Lio, Executive Director, Homeowner Protection Centre**

**Areas of Expertise:** Michael is a consumer advocate and has represented consumers for almost 25 years on numerous boards, councils and committees. He is also a professional engineer specializing in building science and has worked as a consultant for over three decades on housing related projects and studies.

**Relevant Affiliations:** Board member, Tarion Warranty Corporation; Ontario and National Building Code Committees (Part 9)

**Audrey Loeb, Associate Counsel, Miller Thomson LLP**

**Areas of Expertise:** Audrey advises buyers and sellers on conveyancing matters, developers on condominium development, and condominium corporations on issues of corporate governance and operations. She is also the author of "The Condominium Act: A User's Manual" and "Condominium Law and Administration".

**Relevant Affiliations:** Canadian Condominium Institute

**Dean McCabe, Past President, Association of Condominium Managers of Ontario (ACMO) and Vice President of Operations, Wilson-Blanchard Management**

**Areas of Expertise:** Dean is an expert in condominium management, providing education and training as an instructor for Registered Condominium Manager courses for ACMO and at the college level. He has gained extensive knowledge in condominium governance and operations through 20 years of condominium management experience and leadership.

**Relevant Affiliations:** Registered Condominium Manager (ACMO); Associate of the Canadian Condominium Institute

**Vince Molinaro, President, Molinaro Group**

**Areas of Expertise:** Starting from general labour to his current position as President, Vince has over 20 years of industry experience with The Molinaro Group, a condominium and corporate building company.

**Relevant Affiliations:** 2<sup>nd</sup> Vice-President, Ontario Home Builders' Association

**Linda Pinizzotto, Realtor and Founder, President & Chair, Condominium Owners Association Ontario**

**Areas of Expertise:** Linda is a successful Realtor® who has received awards of distinction in the Top 1% of Sutton Group over the past 33 years, and she is currently writing the condominium course for the Ontario Real Estate Association College for Realtors. She is the Founder of the Condo Owners Association (COA), a non-profit Association to represent and advocate for condo owners' rights. In addition to media appearances and hosting a radio show called the "Condo Xpert", Linda is a columnist and speaker who proactively participates on several municipal and provincial stakeholder groups, including the Advisory Committee for Homeowners Protection Centre and serving as the President of two prestigious condo boards for over 17 years.

**Relevant Affiliations:** Government Relations Chair and Director, Mississauga Real Estate Board (MREB); Delegated MREB Chair working with (CREA) Canadian Real Estate Association and (OREA) Ontario Real Estate Associations; Government Relations Committee Member, (TREB) Toronto Real Estate Board; Member, Real Estate Council of Ontario (RECO)

**Chris Rol, Senior Policy Advisor, Insurance Bureau of Canada**

**Areas of Expertise:** Chris has expertise in property and casualty insurance.

**Maurizio Romanin, Lawyer, Maurizio Romanin Law Office**

**Areas of Expertise:** Maurizio is currently a practicing lawyer, President and CEO of LawyerDoneDeal Corp and Chairman of Attorneys Title Guaranty Fund. He has practiced extensively in the fields of commercial real estate, condominium and freehold land development, and bank financing.

**Relevant Affiliations:** Executive member, Ontario Bar Association (Real Property Section)

**Allan Rosenberg, Vice President, Del Property Management Inc.**

**Areas of Expertise:** Allan has 35 years of experience in residential property management, rental and condominium.

**Relevant Affiliations:** Board Secretary, Association of Condominium Managers of Ontario (ACMO), Chair, ACMO Ethics Committee, Registered Condominium Manager (ACMO); Associate of the Canadian Condominium Institute

**Mark A. Salerno, Ontario Manager, Communications and Marketing, Canada Mortgage & Housing Corporation (CMHC)**

**Areas of Expertise:** Mark is a housing expert with substantive expertise in sustainable housing and community design. He possesses a Master of Architecture degree and a Bachelor of Technology degree, and is a Member of the Royal Architectural Institute of Canada.

**Relevant Affiliations:** Board member, Human Services Planning Board; board member, Green Light on a Better Environment (GLOBE); board member, Sustainable Housing Foundation (SHF); board member, EcoSmart Foundation

**Mark Shedden, President & CEO, Atrens-Counsel Insurance Brokers Inc.**

**Areas of Expertise:** Mark has expertise in residential and commercial condominiums, personal lines – auto and personal property, and general insurance.

**Relevant Affiliations:** Insurance Institute of Ontario, Insurance Brokers Association of Ontario, Association of Condominium Managers of Ontario, Canadian Condominium Institute

**Kathleen Stephenson, Residents' Panel member (Ottawa)**

**Areas of Expertise:** Kathleen provides the condominium owner and resident perspective. She also has expertise in organizational development in voluntary sector institutions and associations, including national and international experience; strategic planning and evaluation; policy development; communications; facilitation of participatory decision-making in processes; and consumer advocacy in public policy development and regulatory change processes.

**Sally Thompson, Executive Vice President, Halsall Associates**

**Areas of Expertise:** Sally has expertise in reserve fund studies, performance audits, the Tarion warranty process, as well as engineering oversight of major repairs and replacements.

**Relevant Affiliations:** Canadian Condominium Institute

**John Wannamaker, Area Manager, Berkley Property Management Inc.**

**Areas of Expertise:** With 24 years of experience in real estate and property management, John has expertise in condominium and residential management, as well as in asset management for nonprofit, commercial, and industrial real estate. His professional designations include Certified Property Manager (Recognized Internationally), Certified Manager of Condominiums (Provincial), and Associate Reserve Fund Planner (Provincial).

**Relevant Affiliations:** Real Estate Institute of Canada, Institute of Real Estate Management (IREM United States)

**John Warren, Partner, Adams & Miles LLP, Chartered Accountants**

**Areas of Expertise:** John is the founder of the firm's condominium group, which provides audit, accounting and related services to over 300 condominiums, with a particular focus on governance and management issues in condominiums. He also supervises the firm's professional standards committee.

**Relevant Affiliations:** Chair, Institute of Chartered Accountants of Ontario committee responsible for the Accounting and Auditing Guidelines for Ontario Condominium Corporations; Canadian Condominium Institute; Association of Condominium Managers of Ontario

**Adam Wroblewski, President and Co-Founder, Canadian Alliance for Condominium Owners' Rights (CAFCOR)**

**Areas of Expertise:** Adam has been the President/Board Member of a high-rise condominium corporation in Toronto for the past 6 years. Working with Toronto Hydro and Ryerson University, he is also actively involved in the development of programs aimed at energy savings for condominiums.