

ONTARIO'S CONDOMINIUM ACT REVIEW

Stage Two Participants

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 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 Jarman, 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: 2nd 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.