

April 14, 2021

The Annotated Residential Agreement of Purchase and Sale 2021



CHAIR: **Bradley McLellan, WeirFoulds LLP**

SPEAKERS: **Silvana D'Alimonte, Blake, Cassels & Graydon LLP**

Jeffrey Lem, C.S., Director of Titles,
Ministry of Government and Consumer Services

Bradley McLellan, WeirFoulds LLP

May 6, 2021

9:00 a.m. to 12:00 p.m.

Total CPD Hours = 2 h + 30 m Substantive + 30 m Professionalism 

Webcast

Law Society of Ontario

Toronto, ON

SKU CLE21-00504

Agenda

9:00 a.m. – 9:05 a.m.

Welcome and Opening Remarks

Bradley McLellan, WeirFoulds LLP

9:05 a.m. – 10:15 a.m.

Discussion of Select Provisions (7 m )

Parties

Jeffrey Lem, C.S., Director of Titles,
Ministry of Government and Consumer Services

Real Property

Silvana D'Alimonte, *Blake, Cassels & Graydon LLP*

Purchase Price and Deposit

Jeffrey Lem, C.S., Director of Titles,
Ministry of Government and Consumer Services

Representations, Warranties and Conditions in the Agreement

Jeffrey Lem, C.S., Director of Titles,
Ministry of Government and Consumer Services

Survey

Silvana D'Alimonte, *Blake, Cassels & Graydon LLP*

Irrevocability

Jeffrey Lem, C.S., Director of Titles,
Ministry of Government and Consumer Services

Completion Date

Silvana D'Alimonte, *Blake, Cassels & Graydon LLP*

Chattels, Fixtures, and Rental Items

Bradley McLellan, *WeirFoulds LLP*

HST

Bradley McLellan, *WeirFoulds LLP*

Title Search

Bradley McLellan, *WeirFoulds LLP*

Future Use

Jeffrey Lem, C.S., Director of Titles,
Ministry of Government and Consumer Services

Title Issues, the Rescission Clause, and Title Insurance

Bradley McLellan, *WeirFoulds LLP*

Construction Liens

Jeffrey Lem, C.S., Director of Titles,
Ministry of Government and Consumer Services

Closing Arrangements (including DRA)

Silvana D'Alimonte, *Blake, Cassels & Graydon LLP*

Documents and Discharges

Silvana D'Alimonte, *Blake, Cassels & Graydon LLP*

10:15 a.m. – 10:30 a.m.

Break

10:30 a.m. – 11:35 a.m.

Discussion of Select Provisions (8 m )

Inspections and Latent Defects (including Flooding Basements and Stigmatized Properties)

Bradley McLellan, *WeirFoulds LLP*

Insurance

Bradley McLellan, *WeirFoulds LLP*

Planning Act

Silvana D'Alimonte, *Blake, Cassels & Graydon LLP*

Document Preparation

Jeffrey Lem, C.S., Director of Titles,
Ministry of Government and Consumer Services

Residency

Bradley McLellan, *WeirFoulds LLP*

Adjustments

Silvana D'Alimonte, *Blake, Cassels & Graydon LLP*

Time Limits, Tender, and *Family Law Act*

Silvana D'Alimonte, *Blake, Cassels & Graydon LLP*

UFFI

Silvana D'Alimonte, *Blake, Cassels & Graydon LLP*

Agreement in Writing

Jeffrey Lem, C.S., Director of Titles,
Ministry of Government and Consumer Services

Condominiums

Bradley McLellan, *WeirFoulds LLP*

11:35 a.m. – 11:50 a.m.

Red Flags in Real Estate Transactions and the *Rules of Professional Conduct* (15 m )

Bradley McLellan, *WeirFoulds LLP*

11:50 a.m. – 12:00 p.m.

Question and Answer Session

12:00 p.m.

Program Ends