

# Eric Laxton

## Partner

### Toronto

#### OFFICE

416.595.7901

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## Industries & Expertise

### INDUSTRIES

Condominium & Strata | Transactions & Leasing  
| Charity & Not-For-Profit | Municipal, Planning &  
Land Development | Real Estate

### EXPERTISE

Charities & Not-For-Profit | Municipal, Planning &  
Land Development | Real Estate | Condominium  
& Strata | Transactions & Leasing

## Biography

### BAR ADMISSION

Ontario, 2011

### EDUCATION

- J.D., University of British Columbia, 2010
- Fordham University, School of Law, 2009
- B.A., University of Ottawa, 2007
- Canadian Army Command and Staff College, 2016

Eric Laxton injects creativity and a vibrant attitude into his real estate practice, focused on land development and condominium law. He guides clients through the entire process, from acquiring land to completing unit transfers in condominium projects. With a keen interest in housing issues, Eric serves builders, developers,

lenders, and not-for-profits, offering practical business-oriented solutions.

Eric combines his technical proficiency with practical insights, showcased in speaking engagements and publications focusing on real estate and condominium law. He is also a retired Officer for the Canadian Army (Reserve), having achieved the rank of Major and served in senior command appointments in the Royal Canadian Artillery.

Eric is frequently sought out for his knowledge and experience and he actively engages with various legal and governmental organizations. His dedication has been recognized by esteemed industry groups, reflecting his commitment to service and excellence.

## **Industry involvement**

### **Recognition**

- Executive Committee, Real Property Law, Ontario Bar Association
- Recipient, Queen Elizabeth II Diamond Jubilee medal
- Recipient, Canadian Forces' Decoration

### **Thought leadership**

- Speaker, "New Build Transactions: Key Issues for Builders", OBA Real Property Law Program, December 3, 2024
- Speaker, "Real Estate Issues You Need to Know!", OBA CPD, May 19, 2021
- Speaker, "Key Transactional Issues Regarding Condominiums", OBA CPD, April 13, 2021
- Speaker, "Your Practical Refinancing Toolkit", OBA CPD, December 5, 2017
- Author, "The So-Called Fourth Level of Government", CondoBusiness, October 2015
- Speaker, "Practice Gems: Title and Off-Title Searching", LSO CPD, January 21, 2015
- Speaker, "Status Certificates: The Importance of Their Role and Lawyer Review", OBA CPD, April 7, 2015
- Author, "Defining Material Changes in New Condos", CondoBusiness online, 2014
- Author, "Communications in Condominiums", Condovoice (CCI), Fall 2014
- Author, "Board directors gone rogue", CondoBusiness, August 2014

### **Notable Matters**

- Co-counsel to declarant in the registration, unit sales and turnover of a 60-storey condominium tower
- Co-counsel to declarant in the registration, unit sales and turnover of a 27-storey condominium tower, including affordable housing units

- Real Estate counsel to major bank lender for \$140MM credit facilities in connection with a farmland development
- Lead counsel to purchaser in \$82MM acquisition of development lands
- Lead counsel to borrower for \$23.25MM aggregate credit facilities in connection with a condominium development
- Lead counsel to condominium corporation in \$9MM sale of part of common elements to developer
- Lead counsel to lender for financing of green energy equipment in new condominium development
- Lead counsel to community housing client for restructuring of condominium shared facilities with commercial owner

### **Community roles**

- Past Director, The Toronto Artillery Foundation

### **Memberships & affiliations**

- Ontario Bar Association
- The Building Industry and Land Development Association (BILD)
- Royal Canadian Military Institute
- Law Society of Ontario
- Canadian Condominium Institute