

Jason Rivait

Partner

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Industries & Expertise

INDUSTRIES

Condominium & Strata

EXPERTISE

Condominium & Strata

Biography

BAR ADMISSION

Ontario, 2009

EDUCATION

- LL.B., University of Windsor, 2008
- M.A., University of Windsor, 2005
- B.A., University of Windsor, 2003

Jason maintains a focused practice in condominium law.

He primarily acts for condominium corporations, guiding boards and managers through a wide range of matters under the *Condominium Act*, 1998. His approach is rooted in a practical understanding of how legal decisions affect communities and day-to-day operations, allowing him to deliver advice that is both responsive and grounded in real-world impact.

In parallel, Jason advises hotel companies on the negotiation and structuring of branded developments. He has reviewed and drafted project governing documents, residential sales and marketing licence agreements, management agreements and other documents related to branded residences. His work in both sectors reflects a nuanced understanding of complex ownership structures and stakeholder dynamics, enabling him to support clients with interrelated legal and operational considerations.

He has consulted with the Ontario Government on proposed legislative changes to the *Condominium Act*, 1998 and has spoken at leading industry conferences. His writing has been featured in publications serving both legal and condominium audiences.

Jason is involved in professional organizations that serve the condominium sector and has contributed to legal education through volunteer teaching roles.

Industry involvement

Thought leadership

Presentations

- Co-chairs, “*Condominium Law Primer*”, Law Society of Ontario, May 27, 2025
- Presenter, “Legal Rapid Fire”, *ACMO/CCI Condominium Conference*, October 2019
- Presenter, “Condominium Management in the New World”, *ACMO/CCI Condominium Conference*, November 2018
- Presenter, “Buildings Coming of Age”, *ACMO/CCI Condominium Conference*, November 2017
- Presenter, “Condo After Dark: Police, Drugs and Spy Cameras”, *ACMO/CCI Condominium Conference*, November 2016
- Presenter, “To Be or Not to BnB (Airbnb)”, *ACMO/CCI Condominium Conference*, November 2015
- Presenter, “Tenants in Condos”, *ACMO/CCI Condominium Conference*, November 2014

Publications

- “A Holiday Do’s (and Don’ts) List”, *Condo Voice*, December 2019
- “Decisions From the Courts”, *Condo Voice*, July 2019
- “The Right to Smoke Cannabis”, *Condo Voice*, May 2019
- “There’s a Form for That”, *Condo Voice*, November 2018
- “Decisions From the Courts”, *Condo Voice*, July 2018
- “Policing the Butt Flicker”, *Condo Voice*, May 2018
- “The Annual General Meeting Heckler”, *Condo Voice*, November 2017
- “The Standardized Prozy Form – A Welcome Change”, *Condo Voice*, November 2016

- “Inaccessible Parking: A review of the disabled parking unit exchange”, *Condominium Manager*, April 2016
- “The New Condo Act: Effect on Directors”, *Condo Voice*, October 2015
- “Condo Act Reform”, *Toronto Star*, May 2015
- “Disputes in Condominiums – To Litigate or Mediate”, *Condo Voice*, May 2015
- “When is a Condo a Hotel”, *Condo Voice*, December 2014
- “Airbnb Changing Condo Landscape”, interview with *Law Times*, October 2014
- “The Inadequacy of Reserve Fund Provisions”, *Condo Voice*, July 2014
- “Condo Hotels”, *Condo Voice*, October 2013
- “Requests for Records”, *Golden Horseshoe Magazine*, May 2013
- “Electric Vehicles in Condominiums”, *Green Building and Sustainable Strategies*, April 2012

Other

- Roster Teacher, Canadian Condominium Institute – Instructor for Directors’ Education Courses
- Roster Teacher, Humber College – Instructor for the Registered Condominium Designation (RCM)

Memberships & affiliations

- Law Society of Ontario
- Canadian Bar Association
- Canadian Condominium Institute – Toronto
- Association of Condominium Managers of Ontario