

# TANNIS ALLISON WAUGH

Barrister and Solicitor, Certified Specialist in Real Estate Law  
672 Dupont St. Suite 304, Toronto ON M6G 1Z6  
416.533.2996 x1  
tannis@tannisw.com



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## SUMMARY

### **Leadership**

Sole lawyer of a solicitor's practice for 15 years, managing staff, clients, tenants, and business development partners. Chairperson of several continuing legal education programs and sole organizer of "boardroom" themed programs for the Toronto Lawyers Association in 2017.

### **Advocacy**

Advocacy work through the Working Group on Lawyers and Real Estate and the Toronto Lawyers Association focusing on: access to justice, compliance and technology, and core competencies. Led a Toronto Lawyers Association advocacy initiative on the role of the independent lawyer in real estate transactions in 2011.

### **Education**

9 years of education for lawyers through articles and speaking engagements both in substantive practice areas, professional responsibility and modernization. Member of an advisory working group for the Law Society of Ontario on core competencies for continuing professional development.

### **Mentorship**

8 years of mentorship initiatives including informal personal mentorship for several real estate lawyers and participant in an Ontario Bar Association mentorship initiative for real estate lawyers in 2016 and mentorship assistance through the Law Society of Ontario. Regular speaker for the real estate course at Osgoode Hall Law School on starting a real estate practice and entrepreneurship from 2015-2019.

**Technology** Focusing and directing a solicitor's practice to be more technologically relevant based on client needs and compliance requirements. Education for lawyers on modernization and compliance. This includes: the impact of technologies on substantive real estate in the absence of regulation, recommendations for technological innovations in private practice for modernization, the implementation of a digital cryptocurrency policy; and consulting for legaltech providers. Hosted a podcast, Game of Homes.

## EDUCATION AND CERTIFICATION

**2018 Certified as a Specialist in Real Estate by the Law Society of Ontario**

**2003 Bar Admission Course**

Member in good standing of the Law Society of Ontario

**2002 University of Ottawa, Ottawa, ON**

J.D.

Recipient of the Stikeman Elliot/Carswell National Tax Award

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**1999 Carleton University, Ottawa, ON**  
B.A. (High Honours)  
Legal Studies with a Concentration of Criminology and Criminal Justice

## PROFESSIONAL HISTORY

**Tannis A. Waugh, Professional Corporation** (*formerly Tannis A. Waugh, Barrister and Solicitor*)  
Barrister and Solicitor  
(2006-present)

Practicing in real estate, corporate and estate planning/administration as a sole practitioner with an emphasis on modernizing the traditional solicitor's practice.

### Real Estate

Standard residential freehold and condominium purchases and sales, title transfers, refinances, mortgage assumptions, private mortgages and leasing.

The practice also serves a diverse range of clients with a specialty in high-conflict real estate transactions in family and estate litigation including:

- separate representation sales;
- advice to litigation counsel on preservation of property and deal structures; and
- transactions pursuant to negotiated settlements or court orders.

### Estate Planning and Administration

Providing clients with basic to intermediate level estate planning including: wills and powers of attorney, estate advice and administration including acting as an estate trustee during litigation.

Specialty in estate conveyancing and preservation of property advice to both clients and estate litigators.

### Corporate

Providing clients with basic corporate services including: incorporations, partnership agreements, service contracts, employment/contractor agreements, shareholder's agreements and asset and share transactions.

**Jordan Battista LLP (formerly Watson Jordan Battista)**  
Associate lawyer (2003-2006)

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Practicing as an associate lawyer in real estate/corporate/estate planning/employment/immigration with a focus on real estate.

## MEMBERSHIP

### **Condominium Sub-Documents Committee of the Working Group on Lawyers and Real Estate** (2012-present)

Creating and promoting precedent materials for condominium transactions as a resource for all Ontario real estate lawyers which include: a resource guide to condominium transactions, a chart of identifiable components of each transaction setting forth minimum review standards and precedent reports for status certificate reviews and transactions.

### **Toronto Lawyers Association – Education Committee** (2016 – 2019)

Creating, organizing and where required, moderating and/or presenting the “Boardroom” Continuing Professional Development Programs. Chairperson of the Real Estate Nutshell – a yearly continuing education program on topical real estate issues. Other programs include: setting up a practice, multi-disciplinary tax issues and the organization and planning of “Real World Ethical Problems.”

### **Toronto Lawyers Association – Trustee** (2010-2015)

Representing the real estate solicitor’s perspective of Toronto lawyers and participating in a variety of programs and advocacy work geared towards Toronto lawyers which included: advocacy on real estate related issues, developing and presenting continuing legal education programs, fundraising initiatives, awards programs, providing input on policy-related positions of the TLA and governance.

## MEDIA COVERAGE

“Court of Appeal firmly anchors lakefront lot boundaries on original Crown conveyances” (John Schofield) *The Lawyer’s Daily* (August 28, 2020)

“Don’t do it: Four things to know before buying real estate with bitcoin” (Nicole Gibillini) *BNN Bloomberg* (March 2, 2018)

“Business partnership turned into a nightmare for Toronto bar owner” (Shannon Kari) *The Globe and Mail* (February 2, 2017)

## ARTICLES AND PAPERS

*Upcoming*

“When the Litigator Comes Knocking: Preservation of Property Strategies” presented for the Law Society of Ontario, *The Real Estate Summit* (April 2021)

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“I’m Late, I’m Late for a Very Important Date! Time *is* of the Essence” presented for the Law Society of Ontario, Safeguarding Real Estate Transaction 2019 (November 2019)

“Laneway Housing: It’s Up Our Alley” presented for the Law Society of Ontario, 6 Minute Real Estate Lawyer 2019 (November 2019)

“Lack of Affordable Housing? There’s a Co-Ownership App for that” presented at the Law Society of Ontario, Real estate Summit 2019 (April 2019)

“Communication” presented at the Law Society of Ontario, Real Estate Refresher 2018 (December 2018)

“Cryptocurrency and the Practice of Real Estate” presented for the Ontario Bar Association, Scary Professionalism Issues for the Real Estate Practitioner (October 2018)

“The Brave New World of Money: Wire Transfers, E-Transfers and Cryptocurrency” presented at The Law Society of Ontario, Real Estate Summit 2018 (April 2018)

“6 Technology Tips” presented at The Law Society of Upper Canada, 6 Minute Real Estate Lawyer (November 2017)

“Estate Conveyancing and Preservation of Property” presented at the Ontario Bar Association, Dealing with Real Property in Trusts and Estates Contexts (April 2017)

“The Perils of Peer-to-Peer Property Rentals” First presented at The Law Society of Upper Canada Summit, 2015, presented and updated for the Law Society of Upper Canada Six-Minute Real Estate Lawyer (November 2016)

“Conditions and the Responsibilities for Satisfying Them” Presented for The Law Society of Upper Canada, Commercial Transactions (September 2016)

“HST Framework for New Construction Homes” *Toronto Law Journal* (June 2016)

“Avoiding a War of the Roses in Your Practice: Real Estate and Family Law” Presented at the Toronto Lawyers Association Nutshell (November 2014)

“Murder, Suicide, Pedophiles and Drug Labs: Do Vendors Have a Duty to Disclose?” *Toronto Law Journal* (September 2013)

“Real Estate in the Context of a Family Matter” Paper presented to the OBA Institute (February 2013)

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## SPEAKING ENGAGEMENTS

### *Upcoming:*

*“Managing Conflicts of Interest: Real World Examples from Practice” (Chair and Co-Panelist) presented for the Law Society of Ontario, Professionalism and Practice Management Issues for Real Estate Lawyers (March 2021)*

*“When the Litigator Comes Knocking: Preservation of Property Strategies” presented for the Law Society of Ontario, The Real Estate Summit (April 2021)*

“Communication” (Co-Chair and Presenter presented for the Law Society of Ontario, Real Estate Refresher (December 2020)

“Interest Rate Differentials: Not in Your client’s best Interest” presented for the Law Society of Ontario, 6 Minute Real Estate Lawyer (November 2020)

“Data Security for small firms” presented for the Law Society of Ontario, Real Estate Summit (October 2020)

“Case studies in Independent Legal Advice/Representation” presented for the Law Society of Ontario (October 2020)

“Best Practices for Advising on Title Transfers with No Consideration” presented for the Ontario Bar Association, Utilizing Real Estate Transfers for Estate Planning Purposes (September 2020)

“Communication” (Co-Chair and Presenter) presented for Law Society of Ontario, Real Estate Refresher (December 2019)

“Time of the Essence” (Presenter) Law Society of Ontario, Safeguarding Real Estate Transactions (November 2019)

“Laneway Housing” (Presenter) Law Society of Ontario, 6 Minute Real Estate Lawyer (November 2019)

“Lack of Affordable Housing? There’s a Co-Ownership App for that” (Presenter) Law Society of Ontario, Real Estate Summit 2019 (April 2019)

“How to Set up a Law Practice” (Chair and Presenter) Toronto Lawyers Association (March 2019)

“Communication” (Co-Chair and Presenter) Law Society of Ontario, Real Estate Refresher (December 2018)

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“Avoiding Liability: What Ever Real Estate Lawyer Should Know” (Chair) Toronto Lawyers Association (November 2018)

“Cryptocurrency and the Practice of Real Estate” (Presenter) Ontario Bar Association – Scary Professionalism Issues for the Real Estate Practitioner (October 2018)

“Payments and Technology: Wires, E-transfers and Cryptocurrency” (Presenter) The Law Society of Ontario – Real Estate Summit 2018 (April 2018)

“How to Close a Deal” (Presenter) – The Law Society of Upper Canada, Real Estate Practice Basics (December 2017)

“6 Technological Innovations for a Real Estate Practice” (Presenter) The Law Society of Upper Canada, 6 Minute Real Estate Lawyer (November 2017)

“How to Make Your Real Estate Practice More Efficient” (Moderator and Presenter) Toronto Lawyers Association (October 2017)

“Your Real Estate Developments Briefing” (Presenter) Ontario Bar Association, Scary Professionalism Issues for the Real Estate Practitioner (October 2017)

“Estate Conveyancing and Preservation of Property” (Presenter) Ontario Bar Association, Dealing with Real Property in Trusts and Estates Contexts (April 2017)

“What Every Real Estate Lawyer *Should* Know” (Moderator) – Toronto Lawyers Association, Real Estate Nutshell (January 2017)

“Taxing Tax Issues for the Sole and Small Firm Lawyer” (Moderator) –Toronto Lawyers Association, Tax Nutshell (March 2017)

“How to Setup a Sole/Small Practice” (Moderator) – Toronto Lawyers Association, Real Estate Nutshell (March 2017)

“How to Close a Deal” (Presenter) The Law Society of Upper Canada, Real Estate Practice Basics (December 2016)

“The Perils of Peer-to-Peer Property Rentals” (Presenter) The Law Society of Upper Canada Six Minute Real Estate Lawyer (November 2016)

Women in the Legal Profession – Moving Beyond “One Size Fits All” (Panelist) Toronto Lawyers Association (October 2016)

“Conditions and the Responsibilities for Satisfying Them” (Presenter) The Law Society of Upper

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Canada, Commercial Real Estate Transactions (September 2016)

“Intergenerational Property Transfers (Panelist) The Law Society of Upper Canada, Real Estate Law Summit (April 2016)

“Peer-to-Peer Property Rentals” (Presenter) The Institute of Law Clerks of Ontario, Advanced Real Estate Law (March 2016)

“What Every Real Estate Lawyer Should Know” (Presenter and Moderator) Toronto Lawyers Association Real Estate Nutshell (January 2016)

“The Perils of Peer-to-Peer Property Rentals” (Presenter) – The Law Society of Upper Canada, Real Estate Summit (April 2015)

“Remote Closings” (Presenter) Ontario Bar Association Institute, Managing Disasters for the Real Estate Lawyer or Firm (February 2015)

“Real Estate In the Context of Family Matters (Update)” (Presenter) – Toronto Lawyers Association Real Estate Nutshell (November 2014)

Alternative Business Structures - 4th Annual Topics in Ethics and Professionalism (Panelist) Toronto Lawyers Association and University of Toronto Centre for the Legal Profession (October 2014)

“Limited Retainers” January 2014 – (Presenter) – Toronto Lawyers Association Real Estate Nutshell

“Condominium Documents from the Working Group on Lawyers and Real Estate” (Presenter) Ontario Bar Association Scary Issues for the Real Estate Practitioner (October 2013)

“Real Estate in the Context of a Family Matter” (Presenter) Ontario Bar Association Institute Family Law Section (February 2013)

Topical Issues in Real Estate: What Every Real Estate Lawyer Should Know (Presenter and Moderator) Toronto Lawyers Association Nutshell (April 2012)