

# Laurie S. Kiedrowski

Partner

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OFFICE: CALGARY SOUTH



## ASSISTANT

Jacqueline Pelletier

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## PRACTICE AREAS

Residential Real Estate  
Condominium Law

My extensive experience in condominium law allows me to help clients in a cost-efficient, practical manner.

Laurie is the Condominium group team lead at McLeod Law. Her practice is concentrated in condominium matters, including governance and litigation.

She advises developers, property managers, and boards of directors on matters relating to land, people, and overall governance. Laurie helps her clients with their business decisions, risk management, and people relations. She is well versed and experienced with the Condominium Property Act and Regulation, and related case law.

## Education

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**2005** University of Calgary, LLB (third in class)

**2001** University of Calgary, BA (with distinction)

## Admissions

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**2006** Alberta

## Experience

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- *Stagg v. Condominium Plan* 882-2999, 2013 ABQB 684 - Successfully argued for legal costs on a full indemnification basis, totaling nearly \$75,000.

Counsel for residential and commercial projects, including acting for real estate developers in connection with the development of condominium projects (mixed-use, residential, industrial, and commercial properties).

Counsel for condominium corporations, developers, property managers, and surveyors with:

- Drafting developer disclosure packages and contracts
- Drafting bylaws and other agreements
- Chairing and organizing annual and special general meetings
- Obtaining financing for capital projects and special assessments
- Legal opinions on bylaws and their interpretation
- Assisting with condominium plan amendments
- Navigating condominium insurance and deductibles
- Bylaw enforcement and resolution of bylaw infractions
- Fee arrears collections, evictions, cease and desist matters
- Document reviews, including opinions on the interpretation and application of contracts and bylaws before purchase

In sum, anything and everything related to condominiums.

## Recognition

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### HONOURS & AWARDS

- Laurie is recognized by *The Best Lawyers in Canada 2023* for work in Real Estate Law.

### RECENT MEDIA COVERAGE

- Interviewed in "[Reducing risk: Recent change to condominium insurance regulations could benefit Alberta owners](#)", CREB Now, February 2020
- Quoted in "[Calgary landlords and condo corporations scramble to regulate cannabis](#)," Calgary Real Estate News, October 2018

## PUBLICATIONS

- "[Alberta Real Estate Practice Manual](#)", *Legal Education Society of Alberta, Faculty*, July 2022

## Memberships

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- Law Society of Alberta
- Canadian Bar Association Residential Real Estate Section, Southern Alberta Branch  
Executive member (2012-present)
- Canadian Condominium Institute, South Alberta Chapter  
Board of directors (2011-present)  
Vice president (2015-2018)
- Government of Alberta Stakeholder Group for review of proposed amendments to the *Condominium Property Act - Legal* (2019-present)
- Government of Alberta Task Group for the review of proposed amendments to the *Condominium Property Act* (2015, 2018)
- Association of Condominium Managers of Alberta  
Legal Advisors Group, Real Estate Council of Alberta  
National Association of Condominium Managers  
Steering committee (2009-2010)

## Teaching Roles & Speaking Engagements

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## ENGAGEMENTS

### SPEAKER

#### CONDOMINIUM LAW UPDATE

*CBA Alberta*, March 2023

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### PRESENTER

#### CONDOMINIUM LAW UPDATE

*Legal Education Society of Alberta Faculty*, March 2022

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### SPEAKER

#### SUPPLY CHAIN ISSUES: EXCUSES OR REALITY?

*Calgary Chapter REIC/ICI*, March 2022

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## SPEAKER

THE PRACTICAL ITEMS: UPDATE ON THE *CONDOMINIUM PROPERTY ACT* AND REGULATION AMENDMENTS, AND STAGE 2 RELAUNCH BY THE GOVERNMENT OF ALBERTA

*Association of Condominium Managers of Alberta, July 2020*

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## SPEAKER

CONDOMINIUM UPDATE: WE HAVE A LOT TO REPORT!

*Canadian Bar Association Residential Real Property Section, May 2020*

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## SPEAKER

CONDOS & COVID-19: CAN RESIDENTS BE FORCED TO SELF-ISOLATE + UPDATE ON THE MINISTERIAL ORDER AND PROTOCOLS

*Canadian Condominium Association, South Alberta Chapter, April 2020*

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## GUEST LECTURER

ECLIPSE COLLEGE SURVEYORS SCHOOL

2014-2020

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## GUEST LECTURER

MBA PROGRAM

Haskayne School of Business, May 2019

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## GUEST LECTURER

REAL ESTATE DEVELOPMENT CERTIFICATE PROGRAM

*University of Calgary Continuing Education, 2014-2018*

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## LECTURER

CANADIAN CONDOMINIUM INSTITUTE

ACCI designation courses: 100, 200, 300, 2007-2011

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## SPEAKER

UPDATING AND AMENDING BYLAWS

*Canadian Condominium Institute, South Alberta Luncheon, October 2018*

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## SPEAKER

CONDOMINIUM LAW UPDATE

*Legal Education Society of Alberta, Faculty, September 2018, October 2018*

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## PRESENTER

### PARTICULARS OF THE ACT AMENDMENTS JUST PROCLAIMED INTO FORCE

*Canadian Bar Association Residential Real Estate Section, December 2017*

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## PANELIST

### ALBERTA CONDOMINIUM & REAL ESTATE CONFERENCE

September 2016, October 2017

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## SPEAKER

### BUT IT'S ONLY A 4-PLEX!

*Calgary Real Estate Board Economic Forecast Conference, January 2017*

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## SPEAKER

### CONDO LIVING 101

*HOMEXPO, January 2016*

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## SPEAKER

### CASE LAW UPDATE

*Canadian Condominium Institute, South Alberta Chapter Luncheon, June 2016*

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## SPEAKER

### AMENDMENTS TO THE CONDOMINIUM PROPERTY ACT - SHOULD ANY OF THE CHANGES BE PROCLAIMED?

*Canadian Condominium Institute, South Alberta Luncheon, February 2015*

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## SPEAKER

### WHAT HAPPENED TO THE AMENDED CONDOMINIUM PROPERTY ACT AND WHAT'S NEW IN LAW?

*Canadian Condominium Institute Luncheon, October 2014*

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## PANELIST

### ENGAGING MINDS

*Alberta Real Estate Association Leadership Conference, June 2014*

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## SPEAKER

### UPDATES TO THE CONDOMINIUM PROPERTY ACT AND FINANCING ISSUES

*Canadian Bar Association Residential Real Estate Section, May 2014*

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## SPEAKER

# CONDOMINIUM LAW

*Alberta Land Surveyors Association AGM, April 2014*