

Shawn Pulver

Partner and Chair of the Condominium Law Group

Get in touch

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Executive summary

Shawn Pulver is a partner at Gardiner Roberts LLP and chair of the Condominium Law Group.

Shawn was the principal and founder of Pulver on Condos, which merged with Gardiner Roberts in 2026 to form one of Ontario's leading condominium practices.

Shawn is one of Ontario's most recognized and respected condominium lawyers. Shawn advises condominium boards and owners on condominium governance and enforcement issues relating to the Ontario Condominium Act.

Shawn has significant experience advising clients on disputes relating to shared facilities agreements, condominium deficiencies, and noise disturbances.

Shawn has appeared before the Ontario Superior Court of Justice (including Estates Court and Commercial List), Ontario Court of Appeal, Tax Court of Canada, Federal Court of Appeal, Condominium Authority Tribunal and the License Appeal Tribunal. He has acted as counsel in several complex trials before the Ontario Superior Court of Justice and the Tax Court of Canada.

Shawn has also been counsel in several precedent setting condominium law cases, including *York Regional Vacant land Condominium Corp. No. 968 v. Schickedanz Bros. Ltd.* (2006), *Irwin Mintz, in trust v. Mademont Yonge Inc.* (2010), *Toronto Standard Condominium Corporation No. 1487 v. Markets Lofts Inc.* (2015), and *Chiarelli v. Toronto Standard Condominium Corporation No. 2339*, (2026). Shawn is a frequent speaker and writer on various real estate and condominium-related issues and is a visiting professor at Western Law, where he teaches an intensive course on condominium law to upper-year students. Shawn is also one of the seven founding directors of CAI Canada, a leading organization which provides education, licensing and credentialing opportunities to condominium and strata managers across Canada.

EDUCATION

Western Law, LLB, 2004

BAR ADMISSION

Ontario, 2005

Expertise

Condominium Law

Condominium Litigation
Real Estate Litigation
Alternative Dispute Resolution

Representative work

- Toronto Standard Condominium Corporation No. 1487 v. Market Lofts Inc., 2015 ONSC 1067 (CanLII)
- Chiarelli v. Toronto Standard Condominium Corporation No. 2339, 2026 ONSC 4571 (CanLII)
- Zaman v. Toronto Standard Condominium Corporation No. 1643, 2020 ONSC 3131 (CanLII)
- Chown v. Frontenac Condominium Corporation No. 19, 2026 ONSC 2517 (CanLII)
- York Region Vacant Land Condominium Corporation No. 968 v. Schickedanz Bros. Ltd., 2006 CanLII 32596 (ON CA)
- Chong et al. v. Chong et al., 2024 ONSC 3290 (CanLII)
- Scourakis v Matijcio et al., 2022 ONSC 1105 (CanLII)
- Irwin Mintz, in trust v. Mademont Yonge Inc., 2010 ONSC 116 (CanLII)
- Janet Cangiano v Metropolitan Toronto Condominium Corporation No. 962, 2018 ONCAT 7 (CanLII)
- Ramos v. York Condominium Corp. No. 25, 2024 ONSC 6196 (CanLII)
- Trez v Wynford, 2015 ONSC 2794 (CanLII)
- Benmergui v. YRSCC No. 1510, 2025 ONSC 545 (CanLII)
- Kimel v. Toronto Standard Condominium Corporation No. 2026, 2023 ONCAT 186 (CanLII)
- Metropolitan Toronto Condominium Corporation No. 596 v. Best View Dining Ltd., 2018 ONSC 5058 (CanLII)
- Beswick et al. v. York Region Standard Condominium Corporation No. 1175, 2020 ONSC 2785 (CanLII)
- Artistic Ideas Inc. v. The Queen, 2008 TCC 452 (CanLII)
- Gangoo and Giuntoli v. Toronto Standard Condominium Corporation No. 1737, 2023 ONSC 260 (CanLII)
- WCC No. 21 v. Robertson, 2026 ONSC 1393 (CanLII)

Request a consultation with Shawn Pulver

First name

Last name

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Insights

Blogs

Why Are Shared Facilities Agreements So Contentious?

11 April 2023

A Slippery Snow Removal Case: Best Practices for Snow Removal Contracts

1 December 2022

Why Condos Need to Ensure Accessibility Parking is Available for Owners

16 March 2021

Can Condos Limit the Number or Size of Packages for Each Resident?

23 February 2021

Ontario Court Makes Significant Ruling on Disclosure of Membership Info – Potential Implications for the Condominium Industry

16 October 2020

Lien on Me – The Problems with Construction Liens Being Registered on the Common Elements

12 October 2020

Electronic voting – why a move away from traditional proxies should be embraced

11 October 2020

Mandatory condo director training – can disqualified directors be re-appointed?

11 October 2020

Why condos can't forgive common element fees

11 October 2020

Indemnification in condos: a potential double-edged sword

26 September 2020

Improper Notice of a Lawsuit Under the Condominium Act

19 September 2020

Can Condos Charge an Occupancy Fee?

12 September 2020

The Ontario Condominium Authority Tribunal – Why Is It Still So Limited?

11 September 2020



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The Condominium Tribunal and Recovery of Costs by Condo Corporations – Why A Court Challenge Is Inevitable

9 September 2020

Can a Condo Board Prevent New Telecommunication Companies from Offering Services?

5 September 2020

Waiting in the Weeds...Marijuana In Condos

15 June 2018

ACMO Luncheon on Condo Fraud Prevention: Exposing Risk and Building Resilience - 2024 May 10

The Importance of Educating Owners and Residents About Condominium Rules - 2024 April 11

Before Hiring an Independent Contractor: What A Contract Should Include to Prevent Unwelcome Costs - 2024 April 2

Why Are Shared Facilities Agreements So Contentious? - 2023 April 11

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Can Condos Limit the Number or Size of Packages for Each Resident? - 2021 February 23

COVID-19 and Exercise Rooms: Mitigating Legal Risks & Saving Lives in the Process - 2020 November 12

Ontario Court Makes Significant Ruling on Disclosure of Membership Info - Potential Implications for the Condominium Industry - 2020 October 16

Contracts In A Post-Covid World - 2020 October 13

Electronic Voting - Why A Move Away From Traditional Proxies Should Be Embraced - 2020 October 11



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Mandatory Condo Director Training - Can Disqualified Directors Be Re-Appointed?
- 2020 October 11

Why Condos Can't Forgive Common Element Fees - 2020 October 11

Lien On Me - The Problems With Construction Liens Being Registered On The
Common Elements - 2020 October 9

Indemnification In Condos: A Potential Double-Edged Sword - 2020 September
26

Improper Notice of a Lawsuit Under the Condominium Act - 2020 September 19

Can Condos Charge an Occupancy Fee? - 2020 September 12

The Ontario Condominium Authority Tribunal - Why Is It Still So Limited? - 2020
September 11

The Condominium Tribunal and Recovery of Costs by Condo Corporations - Why
A Court Challenge Is Inevitable - 2020 September 9

Can a Condo Board Prevent New Telecommunication Companies from Offering
Services? - 2020 September 5

Part II: Temporary Layoffs & Constructive Dismissal under the Amended
Employment Standards Act - 2020 July 1

Part I: Temporary Layoffs & Constructive Dismissal under the Amended
Employment Standards Act - 2020 June 1

COVID-19: Vulnerable Populations in Condominium Communities - 2020 March 1

Employment Law Changes Coming Into Force on January 1, 2019 - 2018 December
1

Unionized Security & Cleaning Staff: How their unions can affect your
condominium's bottom line - 2018 December 1

Waiting in the Weeds... Marijuana In Condos - 2018 June 15



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Media

Ontario condos limited in using legal fees effectively as fines, Globe and Mail, 2026 August 26

ACMO Podcast E09: Condo Rules Gone Wild: Enforcement and the Bad Actors of Condo Living, 2026 March

2022 CAI Canada Conference Program; Snakes and Ladders - The Traps and Tricks of Condo Litigation, Real Estate Management Industry (REMI) Show 23, Wednesday 2022 June 8

Couple asked to leave Toronto condo because they're not married, CTV News, 2021 October 26

Lawsuit alleges stuffed ballot boxes, other irregularities in Toronto condo election, CTV News, 2021 July 27

Developments in Condominium Law Arising from the Pandemic (Archived Video Stream), Canadian bar Association, 2021 January 18

New board steps in at Toronto's battle-plagued Shangri-La condo tower, Globe and Mail, 2020 September 16

Disgruntled Shangri-La owners threatened with legal action, 2020 June 10

Condo owner whose stuff went missing outraged to learn entire building had key to her storage locker, 2019 May 6

The Unfortunate Reality, Association of Condominium Managers of Ontario (ACMO), 2017 Summer

Anarchy in the sky: The condo dream becomes a nightmare, 2017 May 17

Ontario Condo Enforcement, Larlyn, 2017 May 2

Community Associations Institute (CAI) Welcomes New Chapter in Canada, Marketwired, 2017 January 25



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Competition Bureau Investigation, Canadian Condominium Institute, 2016 October
19

Presentations

Confidentiality and Trust in Condo Governance: What's Really Going On?, 2022
February 10

Uncategorized

The Importance of Educating Owners and Residents About Condominium Rules
11 April 2024

Memberships and recognition

Professional memberships

- CAI Canada
- LSO

Community engagement

- CAI Canada, past President and founding Director



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