

KNOWLEDGE

**Legislation Governing Violence at Your Condo**  
**Friday, September 17, 2010**

**YOUR PRESENTERS:**

Risk Assessment & Program

At the June 11, 2010 ACMO Luncheon, Bob Gardiner concisely summarized criteria applicable to the new Workplace Violence & Harassment obligations at your condo. Now that the June 15, 2010 deadline has passed, at the September 17th Luncheon session Bob will highlight the information you need to know to rapidly implement your condo's Policy affecting not only your employees, but any other worker at your condo's workplace. Andrea Krywonis will show you how to implement all of the requirements of the Workplace Risk Assessment and the applicable Programs. Did you realize that managers and directors can be held personally liable, on a strict liability basis for breach of the Occupational Health and Safety Act ("OHSA") for astounding fines?

Various Crimes of Violence & Harassment

Bob will fill you in on a wide range of crimes of violence and how condos can invoke some of the most useful criminal offence tools. Watch out for harassment and sexual harassment claims under the OHSA, Human Rights Code and Criminal Code. Does your condo have a Harassment Rule, a Human Rights Rule or an Anti-Loitering Rule enforceable against residents? Has your condo designated a Compliance Officer for its Occupational Health and Safety Policy, Workplace Violence and Harassment Policy, Sexual Harassment Policy and Human Rights Policy? Why is a Privacy Policy a good idea?

Occupier's Liability and Charge-Back Liens

Avoid being held liable as an "occupier" under the Occupier's Liability Act, the Building Code and the Fire Code? Do you know how to invoke a charge-back lien when an owner's failure to maintain her unit presents a dangerous condition or a potential risk of damage to the property or persons?

J. Robert Gardiner, B.A., LL.B., ACCI, FCCI ~ Bob is the author and editor of Prosecuting Crimes Against Animals (a text for crown prosecutors) and Investigating Crimes Against Animals (a criminal law text for SPCA inspectors used by the RCMP and various provincial ministries). Bob initiated and lobbied to proclamation a number of improvements to the crime of Causing Unnecessary Suffering to Animals after 24 briefs presented to 14 Justice Ministers, the Department of Justice and the Justice Committees of the House of Commons and Senate. Bob has initiated and lobbied to proclamation over 124 laws and regulations, in addition to the Condominium Act, 1998. Bob is the author of ACMO's RCM text, Beyond the Condominium Act, including chapters on OHSA requirements, criminal law, tort law, environmental law and other relevant topics. Bob practices condominium law at Gardiner Miller Arnold LLP.

Andrea Krywonis, B.A., LL.B. ~ Andrea is an associate lawyer at Gardiner Miller Arnold LLP and has been with the firm since 2001. She acts for condominium corporations in a variety of matters and processes ranging from contract, by-law and rule drafting and review, employment issues, business transactions to litigation matters. Andrea authored the upcoming updates to the Workplace Violence and Harassment section of ACMO's RCM text, Beyond the Condominium Act.

**LOCATION:**

Richmond Hill Country Club, 8905 Bathurst Street, Richmond Hill, Ontario (½ km NORTH of the Richmond Hill Golf Club.)

Registration and reception at 11:00 a.m. followed by luncheon at 12:00 noon  
 Speaker at 1:00 p.m., question period at 2:00 p.m., conclusion at 2:15 p.m.

**REGISTRATION:**

ACMO Members and guests: \$45 per person plus HST (no. R123820417)

Name: \_\_\_\_\_

Company: \_\_\_\_\_

Guest name: \_\_\_\_\_

Company: \_\_\_\_\_

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2233 Argentia Road, Suite 100  
 Mississauga, Ontario L5N 2X7  
 Tel: 905.826.6890, 800.265.3263  
 Fax: 905.826.4873  
 Email: info@acmo.org  
 Website: www.acmo.org

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