

# Carol A. Dirks

## Partner

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Carol's practice is focused in the area of condominium law and condominium related litigation.

Carol regularly advises Board of Directors on the requirements of the Condominium Act, 1998, including easements and licensing issues, reserve fund and budgeting matters, common expense collection, meeting requirements and procedure, as well as enforcement of the Declaration, By-laws and Rules.

As part of her litigation practice, Carol has appeared before the Superior Court of Justice, Court of Appeal, the Ontario Human Rights Commission, the Ontario Municipal Board, as well as the Ontario Rental Housing Tribunal. She has been involved in a number of highly publicized legal actions on behalf of condominium corporations and co-operatives, including the defence of a building evacuation order and the appointment of an inspector and administrator under the *Condominium Act, 1998*.

She has considerable experience with construction deficiency claims, condominium conversions, construction liens, human rights, as well as employment claims, and has been successful in negotiating favourable settlements on behalf of her clients.

## PRACTICE AREAS

**Condominium**

**Litigation and Dispute Resolution**

## Education & Memberships

### EDUCATION

**Admitted to Ontario Bar, 1996**

**Queen's University, LL.B., 1994**

**University of Western Ontario, B.A., 1991**

### MEMBERSHIPS

**Law Society of Ontario**

**Canadian Bar Association**

## Recent Insights

### CONDOMINIUM

#### **The 2022 Condo Conference**

Speaking Engagement

### CONDOMINIUM

#### **Snakes and Ladders - The Traps and Tricks of Condo Litigation**

Speaking Engagement

### CONDOMINIUM

**Vaccines and How to Enforce Policies in Condo Buildings!**

Speaking Engagement

**CONDOMINIUM**

**Defining Terms and the Important Distinction Between Rules and Policies**

Article

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