



ROBINS APPLEBY
BARRISTERS + SOLICITORS



E. lmargulies@robapp.com

T. 416.360.3372 **F.** 416.868.0306

Leor Margulies B.C.L., LL.B.
Partner

A respected member of the Toronto real estate community for more than 30 years, Leor has provided valuable counsel to clients during both bull and bear markets.

As head of Real Estate Group, Leor represents financial institutions such as BMO, RBC, Laurentian Bank, KingSett Capital and Atrium Mortgage Investment Corporation on all forms of commercial and construction real estate lending. He also has a significant land and residential development practice representing both established and newer real estate developers and builders such as the Sorbara Group, Sean Mason Homes, Elad Canada and others, assisting them with Tarion related matters, condominium and low-rise development and sale, construction agreements and structuring real estate ownership vehicles. He has established and leads the condominium group, assisting in the construction, marketing and sales of a range of condominiums, from common elements condominium projects to multi-residential/commercial ones.

Leor understands the innovative and sometimes controversial nature of the real estate industry. He makes it his practice to carefully examine every situation, no matter how complicated, from his clients' business and legal perspective. This vantage point, coupled with his legal expertise and years of experience as a lawyer and a BILD executive, enables Leor to offer valuable business and legal recommendations with confidence.

Clients appreciate Leor's tenacity and entrepreneurial approach when it comes to finding solutions to all their real estate issues. It was this passionate commitment to the real estate industry that resulted in the establishment of the BRIDGE Connection (formerly the BRIDGE Group), a multi-disciplinary real estate advisory group in 2009 to address the issues stemming from the 2008 financial crisis.

The BRIDGE Connection evolved into a national real estate law referral association with firms in Toronto, Montreal and Calgary providing seamless interprovincial assistance to the firm's real estate clients.

Leor brings passion and enthusiasm to everything he does. The care and dedication he has for his practice, clients and family can also be seen in his zeal for tennis and dressage (equestrian riding). An avid tennis player, Leor is often found playing with clients and confreres at the Bayview Golf & Country Club or watching the "real" pros at the Rogers Cup or Wimbledon. Clients, colleagues and staff alike all reap the benefits that come from Leor's energy, keen interest and spirit.

Assistant

Malca Kates

E. mkates@robapp.com

T. 416.868.1080 ext. 572

Education

McGill University, LL.B.,
1979 (placed second)

McGill University, B.C.L.,
1978 (placed first)

McGill University, Honours
Economics (partial),
1977

Credentials

Admitted to the Ontario Bar
(with Distinction), 1981

Leor is the recipient of an Award of Merit from both the Canadian Home Builders Association and the Chairman's Award of Merit, Associate of the Year Award and Member of the year Award from the Building Industry and Land Development Association (BILD) – GTA where he has diligently served on the Board of Directors and its executive since 1999. He has served on numerous BILD/OHBA committees, including the Tarion/OHBA Liaison Committee where he continues to be a passionate advocate for the residential land development and house construction industry in the GTA.

Core Expertise

- Condominium Development
- Construction Lending & Enforcement
- Real Estate Advisory Services

Memberships

- BILD (Building Industry and Land Development Association - GTA)
- Canadian Bar Association
- Law Society of Upper Canada
- BILD, Board of Directors, 1999 -
- BILD, Secretary, 1999 -
- OHBA, Tarion Liaison Committee, 2003 -
- Associate of the Year, BILD, 2004
- Member of the Year, BILD (GTHBA), 2002

Community Involvement

- BILD, Board of Directors, 1999-
- BILD, Secretary, 1999-
- OHBA, Tarion Liaison Committee, 2003-

Accolades

- Award of Merit, BILD, 2012
- Award of Merit, CHBA, 2006
- Associate of the Year, BILD, 2004
- Member of the Year, BILD (GTHBA), 2002