

# FACELAW

ONLINE LEGAL DIRECTORY

30 PAGES

NO.8 MARCH 2021

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CHAMBRE DES COMMUNES  
CANADA

**Ali Ehsassi**

Member of Parliament  
Willowdale



February 8, 2021

## Letter of Appreciation

Dear Messrs. Ahmari-Moghadam & Anvari,

As the Member of Parliament for Willowdale, I would like to take this opportunity to salute you for your efforts in publishing the Facelaw Online Legal Directory.

By providing legal guidance in Farsi and identifying experienced legal professionals that may assist clients navigate the intricacies of the law, you are undoubtedly promoting the welfare of numerous individuals within the Iranian-Canadian community, a development that is bound to be welcome by all.

Thank you for your efforts in promoting greater legal literacy and for highlighting practical information that will enhance prudent decision-making for all of us, while also safeguarding the best interests of individuals confronted by legal challenges. By enhancing our access to legal resources, you are essentially availing all of us of the certainty of granite under our feet, thereby permitting us each to stand taller.

May you thrive in your latest worthy endeavour for many years to come. Your continued success will further the success of others.

Ali C. Ehsassi

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HOUSE OF COMMONS  
CHAMBRE DES COMMUNES  
CANADA



*Majid Jowhari*

Member of Parliament  
Richmond Hill

October 7, 2020

## Letter of Recognition

As the Member of Parliament for Richmond Hill, I would like to thank Ali Ahmari-Moghaddam and Ashkan Anvari for their recent innovation, the Facelaw platform.

Facelaw.ca is a directory of Lawyers, Paralegals, and Immigration Consultants, striving to bring together the best professionals in the legal field in an easy-to-search database making finding the right legal professional simple and efficient. The Facelaw platform also provides access to articles, blogs, and useful information dealing with different areas of the law. There is also a Facelaw Magazine which is available in both English and Farsi and is available to download for free from the website.

I appreciate Ali Ahmari-Moghaddam and Ashkan Anvari's effort and aspiration to make their platform and access to legal professionals easily accessible to more people, and I commend their spirit of innovation and inclusiveness.

Sincerely,

**Majid Jowhari, MP**  
**Richmond Hill**

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# FACELAW . NO. 8 MARCH 2021

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**WE** are a directory of Lawyers, Paralegals and Immigration Consultants, striving to bring together the best professionals in the legal field.

In today's fast paced world, where almost everyone now has the internet in the palm of their hand, finding the relevant information and assistance you require has never been easier.

Finding an experienced lawyer, paralegal or immigration consultant ("Legal Professional") to assist you with your legal matters should be no different. Whether your legal matter is complicated or simple, Facelaw.ca is here to make the initial interaction between the client and Legal Professional just as simple.

Facelaw.ca is a website which connects those looking for a Legal Professional to assist them with a legal matter (or those just wanting to get some preliminary legal advice) with an experienced Legal Professional in the appropriate field of law.

The Legal Professional will help guide you through the complex legal landscape and will provide the appropriate and professional legal advice.

**Looking** for a Legal Professional that speaks a certain language? Looking for a Legal Professional in a certain city or town? Looking for a Legal Professional who's practice focuses in a specific area of law? Not a problem!

Facelaw.ca will connect you with the right Legal Professional to fit your legal needs quickly and effectively.

Facelaw.ca was created to eliminate the intimidating process of searching for a Legal Professional to provide legal services. Instead of having to call different offices and law firms searching for the right Legal Professional to retain, Facelaw.ca has compiled a searchable database of local Legal Professionals who are committed to serving their clients.

SO stop wasting time making useless calls and reviewing lawyer and law firm websites that provide no real guidance and try Facelaw.ca today!!!

**ABOUT  
US**





# Ahmari Law Firm

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## ▶ Ali Ahmari Moghaddam

We believe that clients should feel welcome and comfortable every time they walk into our office. Our law firm also works hard to make sure that clients are involved in all aspects of their case and takes the time to educate clients about their legal matter so that they are well informed about all aspects of their particular case.

## Why Choose Us?

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# Dr. Ashkan Anvari

Doctor Of Business  
Administration(DBA)

Founder Of  
The Facelaw  
Platform

## WAYS FACELAW (ONLINE LEGAL DIRECTORY) CAN BE OF YOUR ASSISTANCE:

In terms of digital marketing, Facelaw is a directory, or more specifically a legal directory for Lawyers, Paralegals & Immigration Consultants.

The listings provide information about specific legal advisors such as their name, address, contact information and the services offered.

These businesses are categorized by location, and activity.

It is important for a business to ensure that all the business information is up to date on every directory listing.

Failure to do so can create confusion for potential clients resulting in a loss of trust and potential leads.





# BENEFITS OF REGISTERING WITH FACELAW, ONLINE LEGAL DIRECTORY:

Not all online directories are created equal.

It is important to ensure that you prioritize adding your business to trusted authority sites rather than providing your business details to “trivial” and/or “unreliable” sites.

The top directories will help boost your SEO as you associate yourself with trusted brands.

Poorly managed and questionable directories may damage your business ranking through guilt by association.

If a listing or a directory looks like it hasn't been updated for years, you may want to ensure its credibility before listing your business with that directory.

Facelaw allows business owners to expose their business to more online traffic, while increasing awareness and connecting with potential customers.

Think about it this way, which business would be more likely to achieve a sale - a business with maybe one or two outdated listings or a company that is listed on every major online directory with up to date information?

Of course, there are many other factors at play, but assuming the businesses are identical in every other way, the business with multiple up to date listings will be much more likely to be found and trusted.

The Facelaw Directory is also beneficial to a business's search engine optimization (SEO) efforts. The association with trusted websites and links as well as connecting to your website via social media provides valuable backlinks.

## WE CAN HELP!

Most businesses find it difficult to find the time to learn and manage their SEO business efforts. If you experience these issues, have no fear!

Facelaw offers local SEO help that includes listing your business on the online Legal Directory. You can focus on your core business while Facelaw takes care of your SEO needs.





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ARTICLE  
FACELAW

In this section of Facelaw you can access useful legal information, and articles you may wish to read that have been published by our members, comprised of lawyers, paralegals and immigration consultants.

The intent of Facelaw is to provide a platform to educate the public and to provide a medium for legal needs to be properly addressed pursuant to the laws of Ontario.

The blog is sectioned into different legal topics in which information is provided from different professionals. Facelaw strives to provide you with a wholesome perspective so that you can be guided by different professionals in order to make the best possible decisions involving your legal matters. In doing so, if you have questions you can directly contact the professionals with their information provided on Facelaw. The professionals can help answer your legal questions and guide you in the right direction with respect to your legal matter.

Facelaw has provided an easy access search function that with a simple keyword search you can locate useful information on the legal topic you require. We are grateful that we have connected with these professionals to compile valuable resources to share with the public to ensure that you are provided proper guidance and information for all your legal needs.



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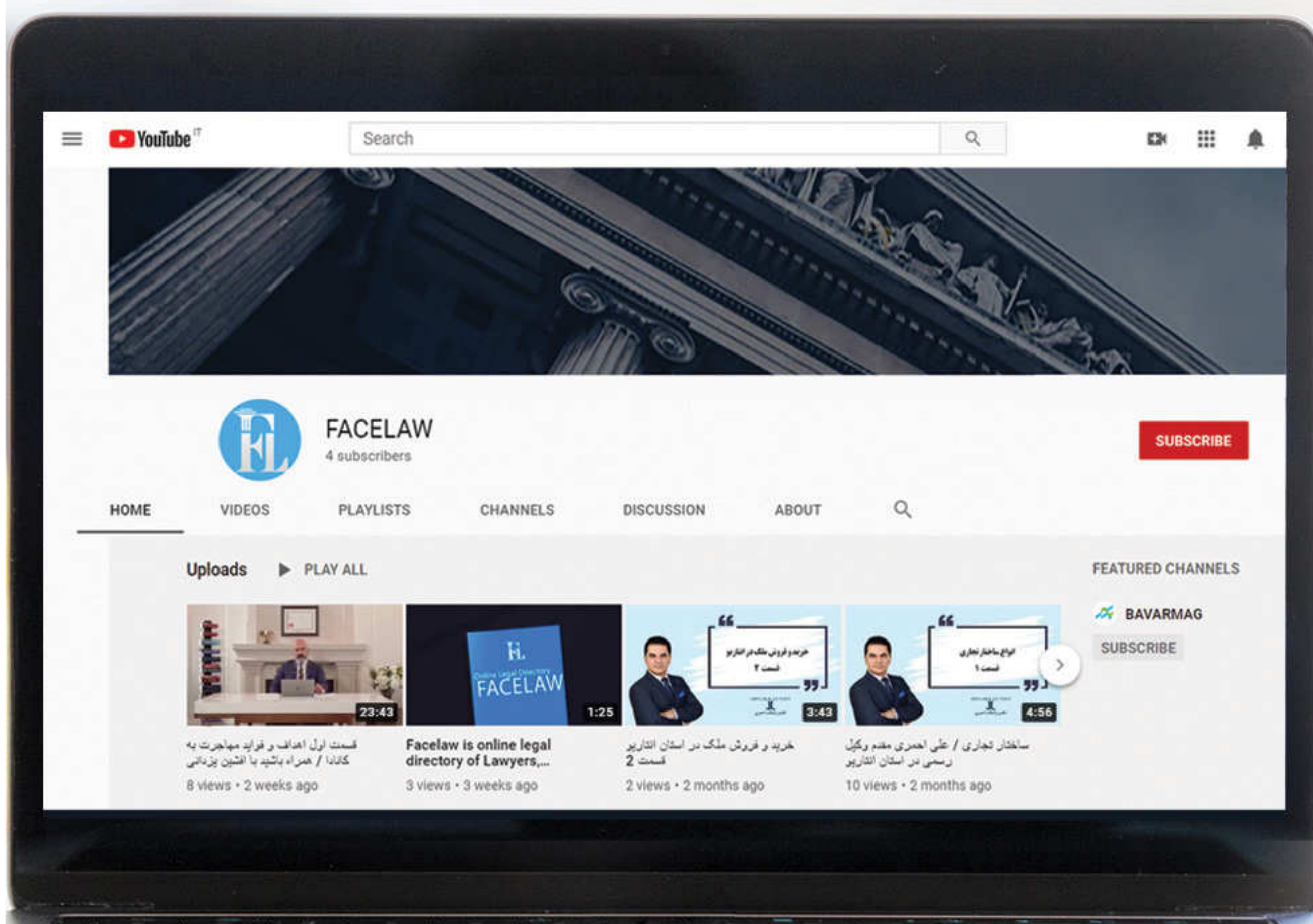


In today's technologically advanced world, social media has become the new phenomenon to connect the world on all levels. The world has technologically moved forward in a way that people no longer just rely on radio or TV to access their favorite program.

Now more than ever, smartphones, tablets, laptops, computers, and any device that connects to the internet have the ability to provide us with the latest information on a given topic within seconds. Likewise, social media platforms, such as internet, TV and radio, are now instrumental for businesses to advertise their services to the public. This process is not only much cheaper than conventional methods of advertising such as radio or TV, but also provides an opportunity for businesses to maintain direct relationship with their audience.

# FACELAW INTERNET TV

Radio FACELAW



In this regard, Facelaw has launched its online TV and radio, with the objective of providing reliable legal information, prepared by our members who are trained legal professionals. Information will be provided via video, audio and podcasts to the public on a timely basis.

If connecting with legal professionals in divergent fields and learning more about their services is of interest to you, you are encouraged to follow our social media, website, and YouTube channel to have access to our professional programs.

Facelaw is excited to introduce this new medium for legal professionals to educate and connect with their audiences.





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# What Happens When a Homeowner Dies?

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The untimely passing of a friend or family member is a difficult time for all those involved.

Navigating the legal landscape that results when someone passes away can be complex and time consuming, especially if real estate is involved.

A lawyer can help explain what happens when a registered title holder dies, and the important steps to be taken following the death.

When dealing with real estate, where a registered title holder passes away, the lawyer must first determine how registered title to that specific property was held.

Depending on whether title was held as “joint tenants”, “tenants in common”, or the whether the deceased was a sole registered title holder.

The implications and impact of how registered title was held prior to the death will determine how the subject property can be dealt with moving forward.

Joint tenants refers to two or more people holding title to the property in question.

The key attribute of multiple owners holding titles as joint tenants is the right of survivorship.

The right of survivorship means that when one of the title holders dies in a joint tenancy situation, the living title holders remaining become absolute owners of the subject property.

The remaining owners can remove the deceased’s name from registered title pursuant to the right of survivorship under the Succession Law Reform Act, R.S.O. 1990, c. S.26 section 55(1).

In order to complete this process, the original death certificate is required as evidence to prove the death of the deceased title holder in order to allow for the remaining title owners to assume title and full ownership of the property through the registration of a Survivorship Application on title to the subject property.





Tenants in common is another form of ownership involving registered title to a property being held by two or more people.

In a tenancy in common situation when one of the owners passes away, the registered title interest of the deceased is not automatically passed to the remaining registered title owners, instead it will be distributed in accordance with the deceased's estate and their last will and testament.

If the deceased does not have a will at the time of their death, the deceased's registered title interest will be dealt with and distributed in accordance with the laws of intestacy contained in the Succession Law Reform Act, R.S.O. 1990, c. S.26, which governs how property is to be distributed to the surviving relatives of the deceased.

In a tenants in common situation there is no automatic right of survivorship for the remaining registered title holders.

This means that the surviving registered title holders will only receive the deceased registered interest in the subject property if they are named as beneficiaries in the deceased's will or, where the deceased did not have a will, they fall under the intestacy provisions of the Succession Law Reform Act, R.S.O. 1990, c. S.26.





Being a sole registered owner means that one person holds registered title to the subject property solely on their own.

Once this person dies, the entire registered interest in the subject property is managed through the estate and last will and testament of the deceased.

If there is no will, similar to tenancy in common the interest of the property will be distributed based on the laws of intestacy contained in the Succession Law Reform Act, R.S.O. 1990, c. S.26.

Dying intestate means when a person dies without having a properly executed last will and testament in this scenario, one would refer to the laws of intestate as discussed above.

Specifically, the Succession Law Reform Act R.S.O. 1990, c. S.26, section 44 explains how and to whom the interest of the deceased would be distributed and dealt with.

For example, section 44 states that where a person who has a registered title interest either as tenants in common or is a sole registered title holder of a property, then, upon their death the deceased's interest to the subject property would be granted to their spouse absolutely.



The Succession Law Reform Act R.S.O. 1990, c. S.26 further explains the implications of the interest in the property if the deceased did not have a spouse.

It is important to consider the implications and ramifications of the different methods of holding registered title to a property.

Understanding the differences and impacts of each allows you to actively prepare and decide which option best serves you.





# ONLINE SEMINARS



Facelaw has the technological ability to conduct various seminars for the community in order to increase awareness in the legal field. As well, Facelaw produces private seminars for businesses to educate them in the different areas of law. This has the power to inspire businesses to tackle new projects and to advance their level of knowledge within the law. For these seminars, the speakers will be the direct members of Facelaw who are licensed professionals like that of lawyers, paralegals and immigration consultants.

Depending on the nature of discussion, the seminar may be led by one or more professional.

These seminars will take place in North America. Some will be provided for free and others will require the purchase of a ticket. Facelaw will have all the details including prices, dates, and topics of discussion among other details available on our website for your ease of reference.





Facelaw provides the opportunity for the public to read about the member's legal experience, their desired field of law and their current contact information.

This unique feature will allow people to learn more about the background and professional work of the members who have joined Facelaw.

Within the seminars, you will have a direct connection with the speakers by having the ability to ask questions during the seminars. The speakers will also provide their contact information so that you can contact them for further legal information and clarification. In doing so, Facelaw will provide a special discount to those who attend the seminars. Please visit our website for further details regarding the discounts. The highlights of each seminar will be displayed on Facelaw's website so that the public can determine if the topics, location, professionals among other details are of interest to them.

Facelaw values education and community and maintains these values at the core of all of its efforts.

As a result, Facelaw will have business-networking events in which all Facelaw members who are experienced professionals in the legal field will have the opportunity to meet and learn from one another. This will allow them to advance their current expertise and to better serve the public as their legal knowledge will be up to date and expanded.







# AFSHIN YAZDANI

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# Real Estate Tax Exemptions Or Rebates For Non-Residents

**Written By:** Afshin Yazdani - Barrister,  
Solicitor and Founder of Yazdani Law Group





In April 2017, the Government of Ontario introduced the Non Resident Speculation Tax, to foreign and nonresident property buyers as a measure to control the real estate market in the Greater Toronto Area (GTA).



“ The 15% tax, more commonly referred to as the “NRST” applies to all residential real estate purchase or acquisition of an interest in residential property located in the Greater Golden Horseshoe (GGH) region, that goes beyond the GTA geographical zone, and pertains to foreign individuals who are neither Canadian permanent residents or citizens.

Furthermore, the bill includes foreign corporations that are neither registered in Canada or controlled by a Canadian individual or board of directors and foreign entities with taxable trustees, or their beneficiaries.”



The NRST which is over and above the Land Transfer Tax, was intended to cool the real estate market in Ontario and support housing affordability by targeting foreign speculators and property purchasers.

Since implementing the bill, the real estate market in the GTA has plummeted.

In this article, we examine the scenarios in which foreign nationals can be exempted, legally avoid or be entitled for a full NRST rebate.

## It is very simple!

**In cases of exclusion, the NRST does not apply to the following:**

- 1** Non residential real estate, such as commercial properties.
- 2** Purchases of property that are off plan due to no transfer duties until the completion of the project.

If foreign nationals become permanent resident prior to the title transfer, automatically the NRST does not apply to them;

- 3** Foreign nationals who are a shareholder or beneficiary of a Canadian corporation or trustee, as long as they are not controlling the legal entities.

**There are limited exemptions which include:**

- 1** A foreign national who holds a nomination certificate under the Ontario Immigrant Nominee Program (OINP) at the time of the purchase or acquisition;
- 2** Refugees or protected persons who is conferred under the Immigration and Refugee Protection Act;
- 3** A foreign national spouse of a Canadian permanent resident or citizen, where both have jointly purchased the property, as their principal residence.





**A larger number of foreign nationals are entitled for a rebate. To apply for a rebate, one must meet the following eligibility criterias:**

- 1 Be a potential Canadian permanent resident candidate, student or foreign work worker in Canada;
- 2 Hold the title of the property exclusively or with a spouse;
- 3 Apply for a rebate within four years after they paid the NRST; and
- 4 The property is their principal residence for at least 60 days after the date of purchase.

**Based on the above, eligibility is further categorised as follows:**

- 1 Potential permanent residents refers to those who have not yet become a Canadian permanent resident but intend on applying within four years of purchasing their property. The applicant must apply for the rebate within 90 days of becoming a Canadian permanent resident within the four years. For example, those visiting Canada whose PR applications are under process.
- 2 International students refers to those who have been enrolled full time for a continuous period of at least two years in a designated post-secondary institution in Ontario from the date of purchase or acquisition. Parents of such students can avoid paying NRST by purchasing the property in their children's name instead of theirs.
- 3 Temporary foreign workers are those who have worked full time for at least one year continuously, or equivalent to 1 560 paid hours under a valid work permit in Ontario since the date of purchase or acquisition. In this case, the purchaser may apply for a rebate immediately after paying the tax.



The real estate market in Ontario is irrefutably one of the most stable and lucrative industries in the country, citing an approximately 20% increase in value year on year, in spite of the repercussions caused by COVID-19.

As an expert in property and immigration law, my advice to those foreign nationals who are wishing and have the ability to purchase a residential property in Ontario, should do so and not be discouraged by the NRST, as there are many ways to work around this, as stipulated above.

Therefore, instead of waiting for Canadian permanent residency to avoid paying the NRST, it would be economically more viable to rather later seek a full rebate, meanwhile gain a capital income from a profitable real estate investment.







## CHARLES E. GLUCKSTEIN

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## Systemic errors in the breast imaging department at Sudbury's Health Sciences North leads to near-catastrophic outcomes for patients.

On December 14, 2020, Gluckstein Lawyers filed a class-action lawsuit on behalf of all patients who had their breast imaging reports misread by the radiologists at Sudbury's Health Sciences North hospital (HSN).

The suit names HSN and senior administrators. The class action centers around issues of negligence in Health Sciences North's Radiology Department, specifically focused on quality and accuracy problems in breast imaging interpretation.

The suit alleges that, between 2008 and 2020, the department consistently fell below the standard of care when interpreting breast imaging reports.



This negligence has led to catastrophic health outcomes for several of their patients.

Misdiagnosing breast cancer can lead to life-changing severe pain and suffering that requires additional medical treatment, rehabilitation, counselling, and other forms of care.

Failing to interpret these imaging reports correctly has resulted in further and ongoing treatment, shortened life expectancies, and even death.

## HSN Leadership Knew About the Issues

In February 2018, a group of senior surgeons at Health Sciences North sent a letter to the hospital's senior leadership "regarding significant concerns regarding breast-specific imaging at Health Sciences North."

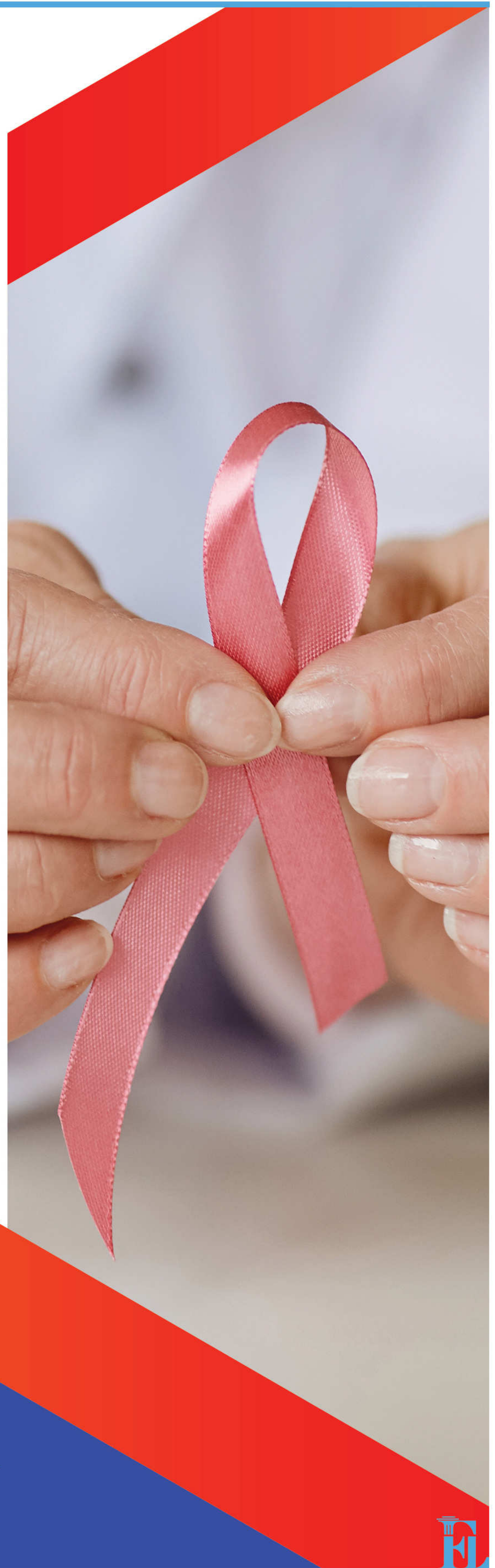
The letter expressed significant concerns about breast imaging quality at the hospital and outlined how they encountered substantial issues regarding the accuracy and overall quality of breast imaging reports.

According to the Doctors, they had problems with the sub-standard quality frequency and the lack of desire for improvements.

The leadership of HSN, including Dr. John Fenton, HSN's chief of staff and Dr. Evan Roberts, the former chief of radiology, were repeatedly told of the poor quality of breast imaging and potential patient harm.

They did little to fix the problems.

They imposed major roadblocks to quality improvement.





Healthcare professionals at HSN seeking to raise concerns in radiology and elsewhere at the hospital were subject to bullying and other punitive action. The hospital did not attempt to notify patients or the community of the quality problems.

The lawsuit has been filed on behalf of patients and their family members by Shannon Hayes, a former HSN patient, who alleges that her breast cancer was missed.

It would take another year before another hospital diagnosed her breast cancer following imaging performed there. By then, cancer had spread. She is currently in remission.

The lawsuit seeks compensation for affected patients and a court order requiring the hospital to have all affected breast imaging reviewed by a specialist for errors.

The class includes all patients who had breast radiology performed or interpreted at HSN from 2008 until 2020.

## Eligible plaintiffs

- 1** All persons who had their breast radiology reports misread by the Health Sciences North's radiologists between 2008 – 2020.
- 2** All persons entitled to claim by virtue of a personal or familial relationship to any Class Member, pursuant to the Family Law Act and regulations thereunder, and any similar legislation in other provinces (the "family law subclass").



# About Gluckstein Lawyers

At Gluckstein Lawyers, our clients come first. With almost 60 years of experience in personal injury law, we specialize in cases involving motor vehicle accidents, medical malpractice, birth injuries, long-term disability, brain and spinal cord injury, wrongful death, and class actions.

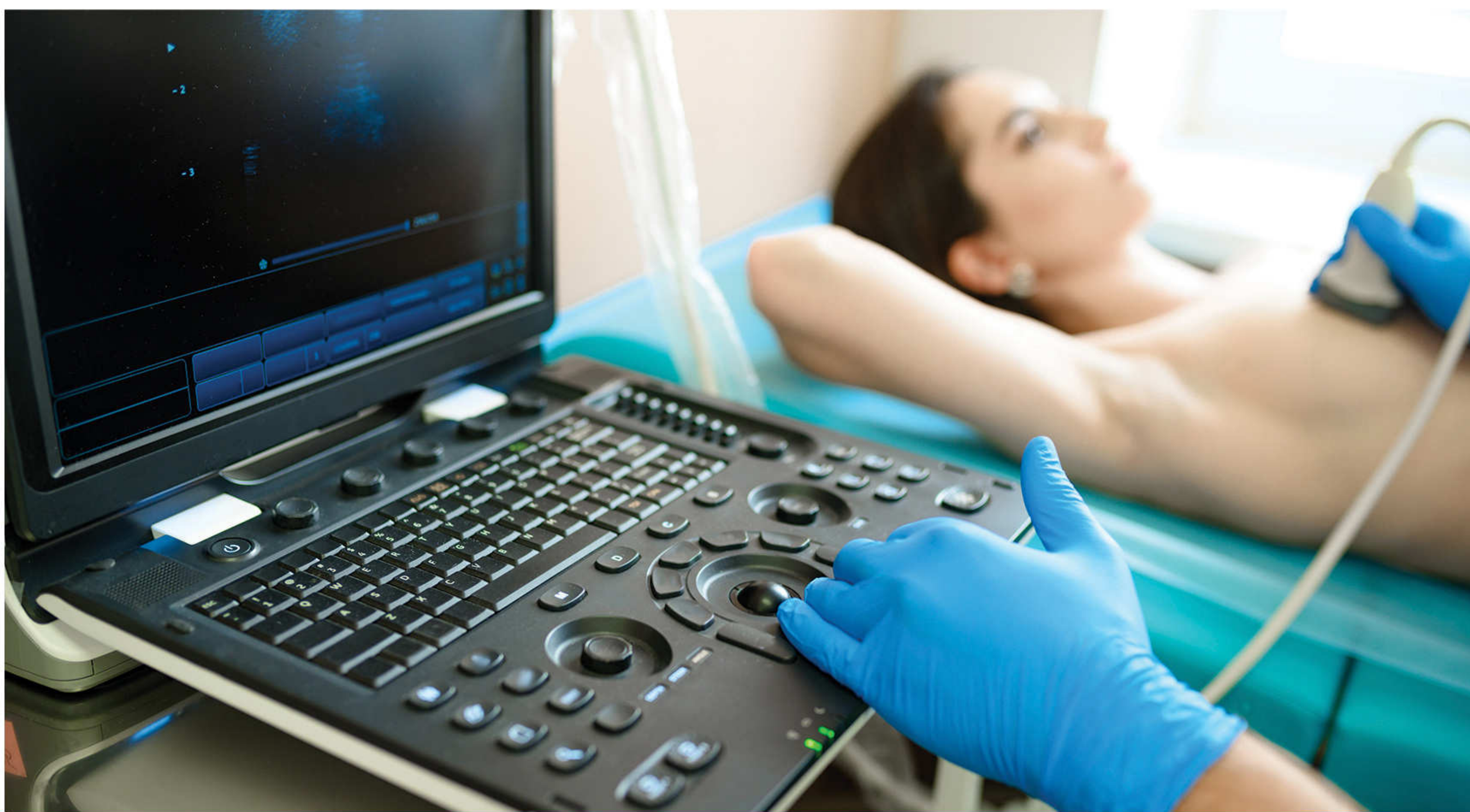
We take care of all aspects during your claims process and secure sufficient compensation for your pain and suffering.

Our clients, whom we treat like family, depend on us during some of the most challenging times of their lives.

## More Information

Impacted individuals who would like further information about the lawsuit should contact Gluckstein Lawyers at (416) 408-4252 or visit the class action website at :

[www.gluckstein.com](http://www.gluckstein.com)







PROFESSIONAL CORPORATION



# ROSS MIRIAN, ESQ

Ross Mirian, Esq. Ross Mirian is the managing lawyer at Mirian Law Firm. He is a member of the State Bar of California and the Law Society of Ontario.

Ross practices in the field of personal injury representing injured victims. He has handled and successfully resolved a number of serious personal injury cases involving catastrophic injuries, death, brain injury, fractures, orthopedic injuries, chronic pain syndrome, car accidents, long term disability, slip and fall, dog bite and psychological disability.

Furthermore, Ross also acts on behalf of clients with real estate transactions.

Mr. Mirian takes a personal interest in all of the firm's cases to ensure the highest standards of service and excellence are consistently met.

Prior to establishing Mirian Law Firm, Ross Mirian worked at a large personal injury law firm in Ontario.

 [tasadof.ca](http://tasadof.ca)

## CANADA OFFICE

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