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How to Choose the Right Tenant: Top 10 Tips for a Landlord



Simona Jellinek

Learning About
Consent Challenges
Facing the Sexual
Education
Curriculum



November 7th, 2024

Certificate of Appreciation

On behalf of the Government of Ontario, I am very pleased to congratulate and acknowledge

Hli Ahmari-Moghaddam Facelaw

in recognition of your exceptional dedication in organizing an educational seminar on legal matters for the community.

Through your efforts, this event provided valuable insights into real estate law, family law, and personal injury law, offering support on complex topics that impact the daily lives of residents. Your commitment to making legal knowledge accessible and empowering individuals with crucial resources will have a positive impact.

Thank you for your outstanding support and for helping make this seminar an impactful event. Please accept my best wishes for continued success in all your future endeavours.

Hon. Michael Parsa, MPP Aurora-Oak Ridges-Richmond Hill



November 7th, 2024

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On behalf of the Government of Ontario, I am very pleased to congratulate and acknowledge

Ashkan Anvari Web Genius Ca

in recognition of your contributions to the success of the Facelaw Educational Seminar.

Your expertise in digital marketing played a crucial role in bringing this event to life, ensuring community members had access to essential information on topics like real estate law, family law, and personal injury law. Your commitment to sharing these resources with the community will raise public awareness and understanding of complex legal issues, empowering individuals to make informed decisions in their lives.

Thank you for your outstanding support and for helping make this seminar an impactful event. Please accept my best wishes for continued success in all your future endeavours.

Hon. Michael Parsa, MPP Aurora-Oak Ridges-Richmond Hill

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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.

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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.

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ASAKAN ANYAIT ANYAIT Doctor Of Business Administration (DBA) Founder of the

FACELAW PLATFORM

The Role of Google Al Overview in Enhancing Online Directories: THE FACELAW EXPERIENCE

In today's fast paced digital world, appearing on the first page of Google search results is a major advantage for any business. One of Google's newest and most powerful tools is Google Al Overview. This tool uses artificial intelligence to generate concise and relevant summaries that appear at the top of search results in response to user queries.

What are the benefits of Google Al Overview?

The primary benefit of this tool is its ability to provide fast and accurate answers. Users no longer need to scroll through multiple links — the information they need is presented immediately at the top of the page. For directories like FaceLaw, which aim to provide accessible legal information, this means increased visibility and greater user trust.



How FaceLaw is using Google Al Overview effectively

FaceLaw has focused on improving its legal content and answering the most frequently asked legal questions in a clear and precise manner. This has helped the platform strengthen its presence in Google search results. *The result?* More traffic, better engagement, and a growing reputation for delivering trusted, up to date legal answers.



Conclusion

Google Al Overview is a game changing feature that can take online directories to a new level of efficiency and credibility. By leveraging this technology, FaceLaw has established stronger connections with its audience and secured a leading position at the top of Google's search rankings.



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- We believe that clients should feel welcome and comfortable every time they walk into our office.
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Facelaw has the technological ability to conduct various seminars for the community in order to increase awareness in the legal field. As well, Facelaw conducts 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 professionals.

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 available on our website for your ease of reference.



LEGAL HIGHLIGHTS

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Personal Injury

How long do I have after an accident in Ontario to make a legal claim?

You usually have **2 years** from the date of the accident to file a lawsuit. For municipal claims (e.g. slip on icy sidewalk), notice must be given within **10 days.**

If I wasn't at fault, do I still need a personal injury lawyer in Ontario?

Yes. Even if you're not at fault, a lawyer helps maximize compensation from insurance companies and protects your legal rights.

Do I have to pay out of pocket to hire a personal injury lawyer in Ontario?

No. Most work on a contingency fee basis:

- No upfront payment
- You only pay if they win your case
- They take 25–35% of the settlement as their fee



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Marriage and Divorce

Separation and Divorce in Ontario

Did you know that the difference between Separation and Divorce is that the latter occurs when a Judge issues a Divorce Order? When spouses decide to live apart with the intention of ending their relationship is called separation, whereas divorce is the legal termination of a marriage by way of divorce Order signed by a Judge.

Divorce Order in Ontario

Did you know that you need to be separated from your spouse for at least one year, before the court issues a divorce Order? Spouses must generally be separated for at least one year before a court will grant a divorce, unless there are grounds such as adultery or cruelty.

Dividing Property During Divorce in Ontario

Did you know that upon separation and divorce you need to equalize your assets? In Ontario, property acquired during the marriage is divided equally between spouses through a process called equalization of net family property, subject to certain exclusions and deductions.



CSEAAAH





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Wills and Estates

Is having a will in Ontario mandatory?

No — but without a will, your estate will be distributed by default laws that may not reflect your wishes.

What happens if someone dies in Ontario without a will?

Their assets are distributed based on Ontario's Succession Law Reform Act, starting with the spouse, children, then extended family.

When should I consult a wills & estates lawyer in Ontario?

When you:

- Get married or divorced
- Have children
- Buy property or start a business
- Move to or from Canada
- Have significant assets
- Want to avoid future family disputes





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Family Divorce

How is child custody determined in Ontario divorces?

Custody is decided based on the best interests of the child. The court may grant joint custody or sole custody with access rights for the other parent.

Will I or my spouse have to pay spousal or child support?

Not always. Whether support is required depends on many factors such as income, length of the marriage, and personal circumstances. Support is not based on gender — in some cases, no support is paid at all, and in others, wives may pay support to their husbands.





What a Devastating Uber Crash Tells Us About Rideshare Safety

In March 2018, a tragic incident on Toronto's Gardiner Expressway spotlighted critical concerns about rideshare safety. Passengers Nicholas Cameron and Monika Traikov were en route to Pearson Airport in an Uber when the driver allegedly pulled over on the highway shoulder to retrieve a dropped phone. As the car re entered traffic, it was struck from behind and hurled across several lanes.

Cameron sustained a fatal neck injury and died the following day. Traikov suffered severe injuries.

In 2020, Cameron's mother and Traikov filed a \$7 million lawsuit targeting Uber Canada, the driver, the City of Toronto, and the driver of the other vehicle involved. Their claim pointed to distracted driving, lack of proper driver training, and negligence by both private companies and municipal authorities. The case underscores how rideshare accidents can raise complex legal and insurance issues that many passengers may not anticipate.

Key Considerations If You're Hurt in a Rideshare Accident

Whether you frequently use Uber or just catch a ride now and then, it's crucial to know your legal position in the event of an accident. Here are five key insights:

Ontario's No-Fault Insurance Offers Benefits—Even If You're Not to Blame

Ontario's no fault insurance model provides access to statutory accident benefits for injured passengers. These benefits may cover medical expenses, rehabilitation, and lost income — regardless of who was at fault. Claims are generally made through the insurer of the vehicle, which may include Uber's commercial insurance if the trip was underway.

Uber Provides Commercial Insurance — But Coverage Varies by Situation

Uber must carry commercial auto insurance. For trips that are actively in progress (from when a ride is accepted to drop off), this includes:

- Up to \$2 million in third party liability
- Accident benefits for drivers, passengers, and third parties

However, this insurance may intersect with the driver's personal policy. The level of coverage can also differ depending on whether the trip was active, the driver was waiting for a request, or the app was offline. Legal guidance can help clarify which policy applies.

Only Option—You Might Have Grounds to Sue

Insurance can address initial costs, but may fall short for serious or lasting injuries. If your condition meets Ontario's legal standard for



Save Rideshare App Data Right Away

After a rideshare accident, digital evidence stored in your Uber or Lyft app can be vital. Take screenshots of:

- Trip history (time, date, route)
- Driver name and profile
- Ride receipt
- Any messages exchanged with the driver Such records can be critical for legal and insurance proceedings.

Why Legal Help Matters

Claims involving rideshare services often include multiple parties and overlapping insurance coverage, with strict timelines. If you've been injured, understanding all your legal rights is essential. Azimi Law has substantial experience helping victims of Uber and Lyft accidents navigate complex personal injury claims. They assist with insurance benefits, evaluate tort claims, and pursue all liable parties.

Reach out to Azimi Law for a complimentary consultation today.



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Golf Carts Can Be Fun, But Also DANGEROUS

By: Jonathan Burton / Gluckstein Lawyers

Golf carts can be found in residential communities, airports, universities, holiday resorts or industrial settings. Legend has it that Florida native Lyman Beecher, who suffered from arthritis and was unable to walk long distances, created the first golf cart in 1932. Golf carts are more prone to tipping over than traditional vehicles and lack safety features found in today's automobiles. And every year thousands of people suffer golf cart-related injuries. Worse, some actually lose their lives. A golf cart accident can have devastating consequences.

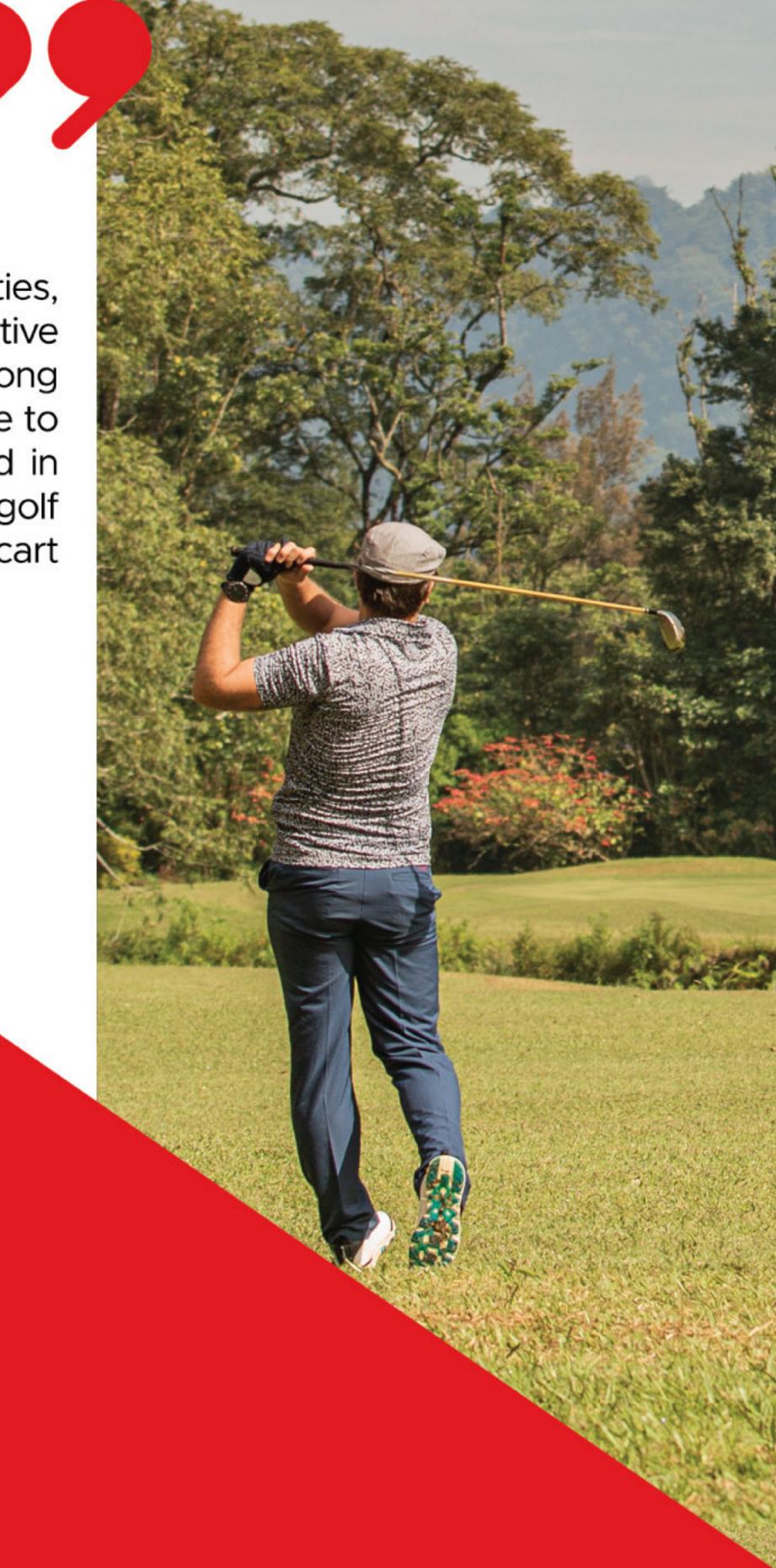
Lacking Safety Features.

The laws governing golf carts can be confusing. They are largely exempt from standard vehicle registration and licensing requirements and rarely have safety features such as seat belts, air bags, reinforced frames and side doors. In Canada, regulations vary depending on the municipality.

Golf carts are typically not street legal in Canada, although there are pilot programs allowing them on certain roads, including in Ontario where they are permitted on some streets with speed limits of 50 km/h or less. Generally, someone must be 16 or older to drive a cart but there is basically nothing to prevent a child from taking the wheel on private property. Injuries can vary from cuts and bruises to fractures to traumatic brain injuries and spinal cord damage and are not uncommon.

Many Different Reasons for Accidents.

The CMAJ report found alcohol "is often served at golf courses and other private recreational facilities, increasing the risk of injuries." While alcohol use has been cited as a major contributor of golf cart accidents, there can be a variety of different reasons, such as inexperience and erratic driving. Other causes include:



- ✓ Driving on terrain not suitable for golf carts
- ✓ Overcrowding
- ✓ Sharp turns at high speeds
- ✓ Hanging outside of the cart or standing or riding on the back
- ✓ Distracted driving or horseplay
- ✓ Inclement weather
- ✓ Lack of seatbelts
- ✓ Poorly maintain carts/mechanical failure

AmateurGolf.com suggests the following basic safety measure to reduce the risk of injury:

- ✓ stay properly seated with feet inside the cart and no hanging
 off the sides or rear;
- ✓ know the terrain, being cautious on slopes, bridges, and uneven paths;
- ✓ avoid driving too fast, especially downhill or in wet conditions;
- ✓ Drive sober and alert; and
- Limit distractions while driving, such as checking a phone or scorecard.

Determining Who Is Responsible for an Accident.

A number of different factors can come into play when assigning blame in any accident. Is it operator error, a manufacturing defect, someone else's negligence? Determining who is liable for damages may also raise questions.

Although a golf cart is indeed a vehicle, the rights of someone injured in a golf cart incident are different that they would be for typical motor vehicle accident (MVA).

Get Advice From a Lawyer Who Can Protect Your Rights.

Golf carts are vehicles and the injuries suffered in a collision can be just as serious as those incurred in a traditional MVA.







How to Choose the Right Tenant:

TOP 10 TIPS for Landlords

Renting out a property in Ontario is becoming increasingly challenging and stressful every day. The biggest challenge is choosing the right tenants. A bad tenant can cost you thousands in unpaid rent, damages, and legal fees. A good one makes your rental experience smooth and profitable for years. Tenant selection is an art, especially under Ontario's Residential Tenancies Act (RTA). The RTA protects tenants' rights while allowing landlords to screen fairly. Here are ten proven strategies to help you find the right tenant and protect your property and finances.

1 Meet in Person

Before advertising, know who you want to attract. Do you prefer families, students, professionals, or retirees? This helps you write a listing that appeals to the right people and stays compliant with the Human Rights Code.

2 Write a Clear, Honest Ad

Be upfront about rent, utilities, parking, pet rules, and expectations. Clear ads attract tenants who understand and accept your terms.



3 Pre-Screen Applicants

Save time with a quick phone or email interview. Ask why they're moving, when they want to move in, and who will live in the unit. Early answers can reveal red flags.

Show the unit yourself. Chat with applicants and trust your instincts. If something feels off, don't ignore it. Never rely completely on an agent. Agents don't have a duty to investigate every claim a tenant makes.



Meet in Person

Call previous landlords, not just the current one. Some may give a good reference just to get rid of a problematic tenant. Ask about rent payments, cleanliness, and any issues.



Check References Thoroughly

When you've chosen a tenant, use Ontario's Standard Lease. Go through it together so everyone understands their rights and obligations before signing.

10

Use a Strong Lease

Collect full names, current address, employment details, previous landlord contacts, and written consent for credit and background checks. Ask for a copy of their driver's license.



Use a Detailed Application

A credit report shows how applicants handle their finances. Look for late payments, large debts, or collections. Good credit suggests reliability.



Run a Credit Check

Ask for pay stubs or proof of income and call employers to confirm job status. This ensures they can afford rent consistently.



Verify Employment and Income

You cannot discriminate based on race, religion, disability, family status, or other protected grounds under Ontario's Human Rights Code. Stick to relevant questions about income, history, and references.



Know the Law

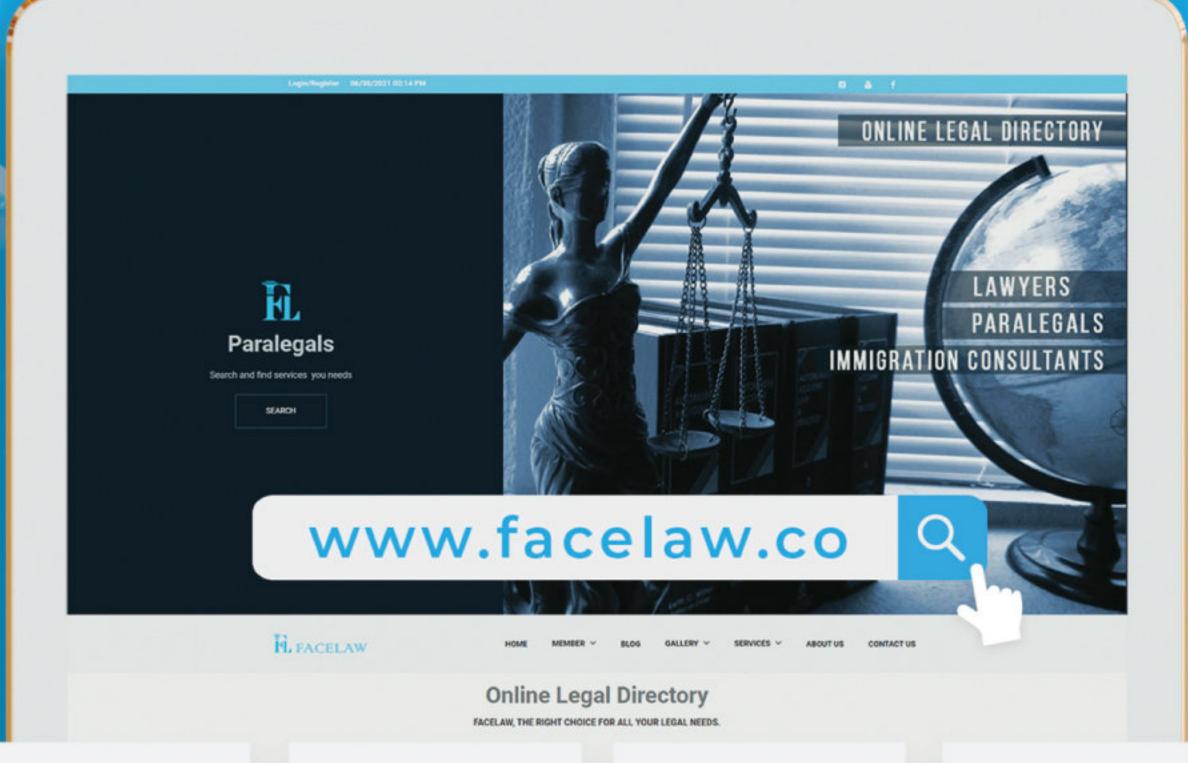
Final Thoughts

Tenant screening is one of the most important parts of being a landlord. Take your time because once the lease is signed, your options are limited. With these ten strategies, you'll improve your chances of finding responsible tenants who care for your property. A little extra effort now can save you from issues later, that's the true art of choosing tenants.



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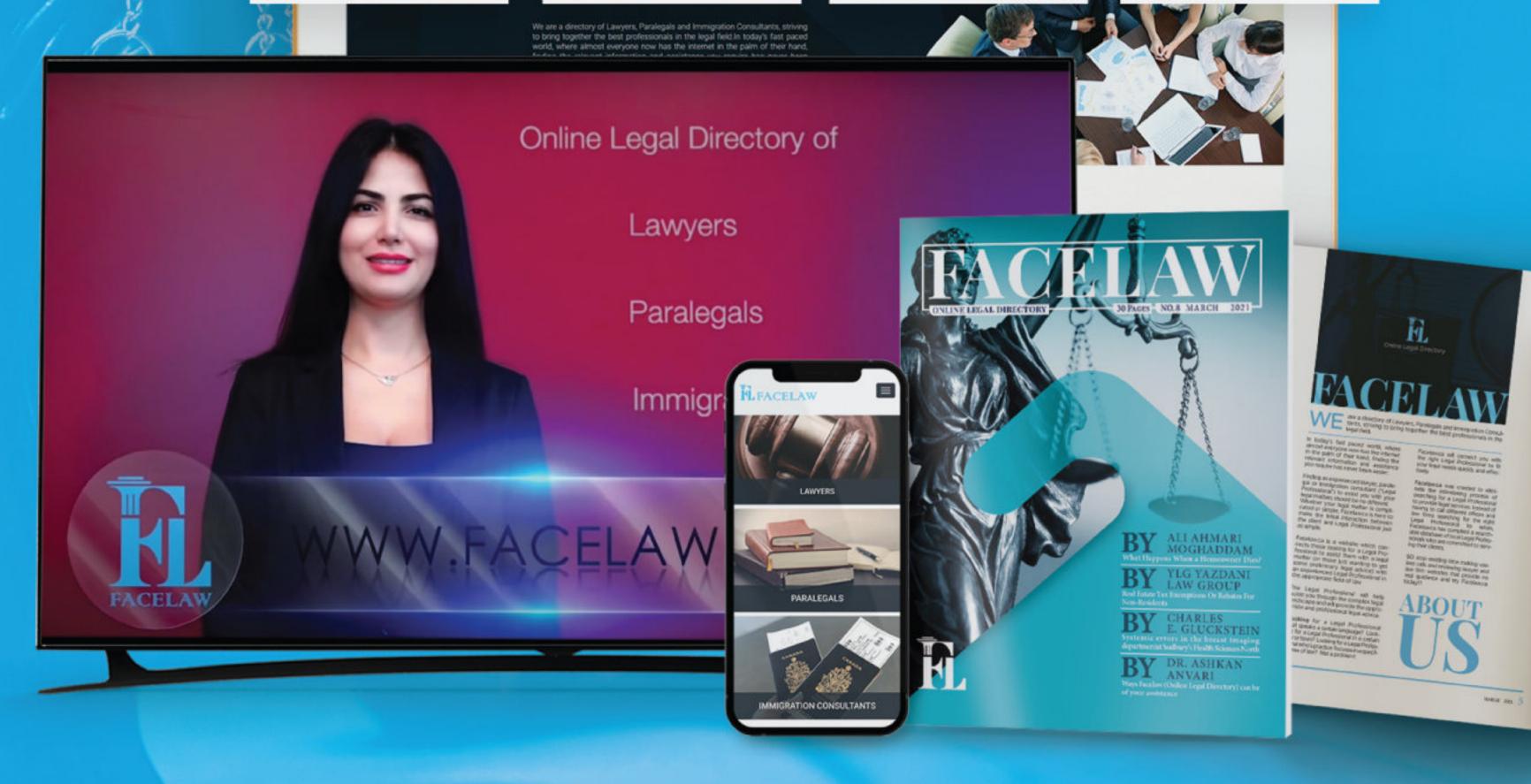












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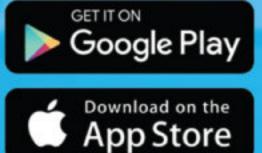








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Learning About Consent Challenges Facing the Sexual Education Curriculum

Ten years ago, Ontario modernized its sexual health curriculum to mandate teaching, among other things, the topic of consent beginning in Grade 2. The 2015 plan, which was the first significant update since 1998, drew praise from many educators, sexual health experts and parents, but staunch objection from others. The changes were scrapped in 2018 in response to the pushback but a new curriculum has been reintroduced, which kept age appropriate lessons about consent. Some commentators continue wonder why it is so important to teach this concept to younger children. Consent matters greatly. Understanding how consent applies in various contexts is essential for healthy relationships and in recognizing and preventing sexual abuse and sexual assault. And, in a world where social media algorithms are amplifying rape myths and far right influencers are peddling toxic masculinity, teaching consent to children and young adults in schools is an

AGE AND STAGE: **Appropriate Lessons** on Consent



important bulwark against these narratives.

2025 | Augus

Countless studies have demonstrated that when young people have access to sexual education, they are more likely to delay sexual activity than when these lessons are absent or taught with an "abstinence only" lens. For example,

Delayed the start and decreased the frequency of sexual

Increased the use of effective contraception measures and methods to reduce the risk of STI transmission

Sexual education should be about imparting knowledge that empowers a person to make informed decisions about their own body and sexual health.

For example:

a vocabulary to help them talk about and understand their bodies;

an understanding of boundaries (their own and others); and, alerts them to sexual predators who violate these boundaries.

Sexual Education Outside the Classroom

Today, young people learn about sex from a variety of different sources, Knowledge about sexual activity can come from family, religion, peers, and the media. The Internet continues to transform the way in which sex is depicted and discussed.

When misinformation and disinformation about sexual assault permeates pop culture, it can affect how survivors of sexual assault understand their own experiences.

Some studies most young people spend a significant portion of their free time on the Internet - and especially on social media. Unfortunately, that means many young people, and especially young men, are encountering regressive content. Content promoting hyper masculinity and toxic masculinity is being normalized by algorithms which feed users a steady diet of "misogynistic content including objectification, sexual harassment or discrediting women."

What Can Be Done?

Sexual assault and sexual abuse existed long before the dawn of the Internet, the internet has also allowed for broad conversations about patriarchal structure. For example, could the **#MeToo** movement have developed in such a short period of time, and with the same reach among audiences, without social media?

In addition to teaching the concept of consent, educators should consider teaching media literacy to young people.

Supporting extracurricular activities, such as the **High School** Too campaign, could help reinforce consent education taught in school. We can also encourage the adoption of tools to combat and counter the ill effects of social media (and the perpetuation of rape myths in culture more generally).



Back to the Basics: Education Is About More Than Academics

When we send our children to school, we must remember it is not just so they can be taught academics.

The school environment teaches young people how to interact with diverse groups of peers, how to understand their place in a changing world, and how to apply school lessons to situations they find themselves in once the dismissal bell rings.

When it comes to teaching consent, let's develop a multi pronged approach to ensure all students understand the three Rs rights, responsibilities, and respect.



Dismissal Without Cause in Canadian Employment Law

In Ontario employment law, dismissal without cause refers to the termination of an employee's contract without a specific reason related to misconduct or poor performance. While employers are permitted to terminate employees in such cases, they must comply with legal requirements, particularly regarding notice and compensation.

When an employee is dismissed without cause, the employer must either provide advance written notice or offer pay in lieu of notice. This obligation arises under both the Employment Standards Act, 2000 and the common law principle of reasonable notice. A vague or verbal indication such as "we might have to let you go" does not meet the legal standard for proper notice.

Economic factors such as restructuring, declining sales, or bankruptcy are not valid justifications for avoiding termination compensation. Even in tough financial situations, the employer remains responsible for providing appropriate notice or payment.



The amount of notice or pay an employee is entitled to depends on several factors, including the nature of the job, length of service, age, and availability of similar employment. For instance, older employees or those who have been with the company for decades may be entitled to significantly more compensation.

Courts consider each case individually and may award additional damages if the dismissal is handled in bad faith or with insensitivity. The manner in which the dismissal is carried out whether respectfully and fairly, can affect the outcome of legal claims. To reduce the risk of legal disputes, employers should clearly outline termination clauses in employment contracts. Moreover, they are encouraged to advise employees to seek legal counsel when signing a release agreement and may even offer to cover the cost of that consultation.

Overall, dismissal without cause is a complex legal issue that requires careful handling to ensure fairness for both parties and compliance with Canadian employment standards.





AFSHIN YAZDANI

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POROSHAD MAHDI Lawyer



Having graduated in 2001 from the University of Toronto with a joint Law degree and Master's degree in International Relations, I have been practicing family law since 2004. Prior to that, my career began on Bay Street as an associate at Blake, Cassels and Graydon LLP, where I gained valuable experience in significant business and financial transactions.

Practicing in family law with meaningful experience in all its aspects, I have represented over a thousand clients in issues ranging from custody and access, support issues, property division, and complex financial disputes.

As a family law lawyer, I often see people at the most difficult of times. Clients feel a range of emotions from sadness, anger and denial to optimism and hope for the future. Focusing on my client as a complete person, my goal is to provide legal advice and guidance on the best path to resolving matrimonial issues in the most cost effective and timely manner.

While I recommend settlement when it is reasonable and meets my client's expectations, I am also a strong advocate at court for my client's rights and entitlements when litigation is called for. Having been noted in more than twenty (20) precedent setting cases and appearing before all levels of court in Ontario, I have extensive courtroom experience in the Ontario Court of Justice, the Superior Court of Justice, the Unified Court of Justice, and the Ontario Court of Appeal.



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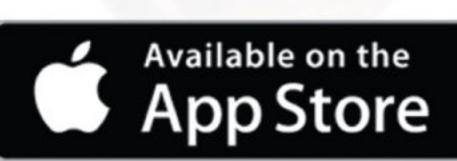


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Hossein

Hossein Niroomand has been practicing since 2003 and his practice mainly focus in the areas of civil litigation, personal injury, employment, and family law. He is admitted to the Ontario Bar representing private individuals and corporations.

Hossein is very well respected within the legal community for his extensive experience negotiating lump sum settlements, as well as mediation, arbitration and trials. He oversees every step in the progress of your case and you can rest assured that Hossein's experience is at work for you.

He has shown himself to be a worthy advocate in confronting the aggressive tactics of most defense lawyers and putting together strategies to ensure the best possible results for you.

Niroomand Law Began In 2003 As A Boutique Full Service Law Firm. We Offer Legal Services Of All Kinds, And Tailor Our Services To Meet The Unique Needs Of Our Clients. Our Mandate Is Simple: **To Provide Expert Representation - No Matter What.**

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etter of ecognition from Ali C. Ehsassi

(Liberal MP for Willowdale (Ontario)







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

Ottawa

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M.P.; Current Member of The House of Commons - Richmond Hill





Majid Sowhari

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

Constituency Office

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entificate of Appreciation from Michael Parsa

MPP | AURORA-OAK RIDGES RICHMOND HILL



April 2nd, 2024

Certificate of Appreciation

On behalf of the Government of Ontario, I am very pleased to acknowledge,

Hi Ahmari-Moghaddam & Akhkan Anvari

For the creation of

Facelaw

A Legal Directory for individuals in search of a Legal Profession to assist them in their legal matters.

Your website protects people from enduring the long and stressful process of finding legal support on their own. The focus on helping people demonstrates the values of this organization in supporting all individuals in their time of need.

Thanks to the efforts of Mr. Ahmari-Moghaddan and Mr. Anvari, individuals across the province and country can secure legal representation with ease and confidence.

Hon. Michael Parsa

MPP of Aurora-Oak Ridges-Richmond Hill

entificate of Appreciation from Laura Smith



MPP | THORNHILL





FACELAW

April 3rd, 2024.

As the Member of Provincial Parliament for the Riding of Thornhill, I would like to thank you for providing legal assistance and guidance to our constituents in a professional and efficient manner.

My appreciation to you for making the process of connecting people to a Legal Professional simpler. My best wishes in the years to come!



Laura Smith, MPP Thornhill

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