LISA N. MACKIE*

PARTNER

* Professional Law Corporation

BIOGRAPHY

Lisa Mackie is the leader of the Strata Property Practice Group and a member of the firm's Insurance and Real Estate Practices. Her primary areas of practice are Strata Property Law and Residential Tenancy Law.

At Alexander Holburn, Lisa was the 2019/ 2020 chair of the Women's Forum, a group dedicated to promoting business development and networking opportunities among our female lawyers, paralegals and female clients. Prior to joining Alexander Holburn, Lisa worked in the law reform field as a legal researcher with the British Columbia Law Institute and the Canadian Centre for Elder Law Studies.

Lisa has represented clients before all levels of Court in British Columbia on strata property and residential tenancy law matters. Lisa also represents and advises clients on human rights complaints, privacy disputes, employment disputes, defamation matters and arbitrations under the Strata Property Act. Lisa has earned significant recognition in the legal industry and has been a trusted legal resource for various print and television media publications on strata property and residential tenancy issues including: CBC Radio, CBC News, Canadian Lawyer Magazine, Canadian Apartment Magazine, Canadian Real Estate Wealth Magazine, CityTV Breakfast Television, Global News, Times Colonist, Metro Vancouver, The Province, The Vancouver Sun, Canadian Property Management Magazine, and the CHOA Journal.

Lisa has also been involved in legal education initiatives for the *Vancouver Bar Association* (2014 Strata Property Law for Solo & Small Firm Section), Law Courts Center (2014 Residential Tenancy Seminar for Amici Curiae Lectures), and the *Continuing Legal Education Society of BC* (Strata Property

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EDUCATION

- 2006 LL.B. University of British Columbia
- 2001 B.A. (with Distinction) University of Victoria

BAR ADMISSIONS

- 2008 Admitted to the British Columbia Bar

PRACTICE AREAS

BUSINESS

- Real Estate
- Strata Property
- Information + Privacy

PERSONAL

- Strata Property
- Information + Privacy

Practice Manual Author and Editorial Board member; co-chair of Strata Property Law Legal Update). She is a regular instructor for the *Professional Association of Managing Agents and the Condominium Home Owners Association,* and a guest lecturer for Allard Law School (Strata Property Law Course). She has written for a variety of property management publications (*Canadian Property Management, Legal Life Newsletter*, *CHOA Journal,* and the *Canadian Condominium Institute*). Lisa has taught at the BC Non-Profit Housing Association's Affordable Housing Conference in 2015, delivered a strata property management course at Langara College in 2016, been a sessional instructor at Vancouver Community College, and an annual speaker at BUILDEX Vancouver since 2010. She has been a member of the Rental Education Committee for the *Professional Association of Managing Agents* since 2012 and develops educational initiatives for licensed property managers and unlicensed building managers. In 2024, Lisa was a featured speaker for the Real Estate Board of Greater Vancouver, the Greater Victoria Real Estate Board, and Pacific West 2024.

ON A PERSONAL NOTE

Outside of the office, Lisa enjoys spending time with family and friends. An amusement park enthusiast, she also enjoys seeking out the latest thrill-ride attractions.

RECOGNITION

- 2018 Canadian Legal Lexpert® Directory "Leading Lawyer to Watch" in the field of Property Leasing
- 2026 - 2027 Best Lawyers® in Canada Real Estate Law

REPRESENTATIVE EXPERIENCE

Lisa has represented clients before all levels of Court in British Columbia on strata property and residential tenancy law matters. Lisa also represents and advises clients on human rights complaints, privacy disputes, employment disputes, defamation matters and arbitrations under the *Strata Property Act*. Lisa's notable cases include:

- *Komer v. BCIMC Realty Corporation*, 2025 BCCA 429
- *Komer v. BCIMC Realty Corporation,* 2025 BCCA 421
- *Olenga v. Metro Vancouver Housing Corporation,* 2024 BCSC 1579

- Residential Tenancy

INSURANCE

- Occupiers' Liability
- Strata Property
- Directors + Officers
- Information + Privacy
- Personal Injury

INDUSTRIES

- Construction
- Property Management
- Real Estate

- *Sandhu v. Gill*, 2024 BCSC 412
- *The Owners, Strata Plan BCS 3407 v. Emmerton*, 2024 BCCA 354
- *Zhang v First Service Residential BC Ltd.*, 2023 BCSC 36
- *Paget v. The Owners, Strata Plan LMS 1951*, 2021 BCSC 2111
- *Metro Vancouver (Regional District) v. Belcarra South Preservation Society*, 2021 BCCA 121
- *Metro Vancouver (Regional District) v. Belcarra South Preservation Society,* 2020 BCSC 662
- *The Owners Strata Plan NW 2575 v. Booth*, 2020 BCCA 153
- *Jay v. The Owners Strata Plan NW 3353,* 2018 BCSC 780
- *The Owners, Strata Plan NW 2575 v. Booth,* 2018 BCSC 715
- *625536 BC Ltd. v. The Owners, Strata Plan LMS 4385,* 2017 BCSC 1250
- *Kamerling v. Chew*, 2015 BCSC 881
- *Berezowski v. British Columbia (Residential Tenancy Branch),* 2014 BCSC 363
- *Ganitano v. Metro Vancouver Housing Corporation,* 2014 BCCA 10

PUBLICATIONS

Lisa regularly conducts seminars for the Condominium Home Owner's Association (CHOA) and the Professional Association of Managing Agents (PAMA) across the Lower Mainland and Vancouver Island. Lisa has also assisted in the preparation of seminars for the British Columbia Mediation and Arbitration Institute (BCAMI).

Lisa has earned significant recognition in the legal industry, and has been a trusted legal resource for various print and television media publications on strata property and residential tenancy issues:

- July 2026, "Moving in the Right Direction: The Do's and Don'ts of Charging Moving Fees", *CHOA Journal,* Author
- April 10, 2026, "Who Do You Work For? Practice Management Primer for Strata Corporation Clients", Real Estate Litigation 2026 *CLEBC*, Speaker
- March 18, 2026, "Renter Rights 101: What to Look for Before Signing a Lease", *Moolala: Money Made Simple with Bruce Sellery,* Featured Podcast Speaker

- February 24, 2026, "From rent hikes to damages: Understanding the basics of rental agreements", *Vancouver is Awesome*, Featured
- October 30, 2025, "Acting for Strata Corporations and Strata Owners: A Rental Primer", Strata Property Update 2025 *CLEBC*, Co-Chair
- March 4, 2025, "Strata Matters in BC: Problem-solving Strategies for Strata Owners and Councils", *People's Law School*, Presenter
- February 26, 2024, "The Law in Limbo: Working With Changes to the Residential Tenancy Act (RTA)", *Buildex/PAMA*, Presenter
- November 5, 2024, "Council's Toolkit: Combatting unsafe behaviour with bylaws", *Stratagize Podcast*, Guest Speaker
- September 21, 2023, "Top Mistakes Councils Make With Occupancy Limits And Short Term Rentals", *Stratagize Podcast,* Guest Speaker
- March 8, 2023, "The Most Common Mistake Councils Make Regarding Human Rights", *Stratagize Podcast,* Guest Speaker
- June 23, 2023, "Noisy neighbours ordered to pay thousands over loud music complaints", *Global News*, Interviewed
- June 15, 2022, "Checking It Twice: A Property Manager's Guide to Resident Caretakers" PAMA, Speaker
- June 10, 2022, "Human Rights Accommodations in Strata Corporations", Real Estate Board of Greater Vancouver Seminar, Speaker
- May 3, 2022 "Bylaw & Rule Enforcement", CHOA Spring Education Series, Speaker
- April 2022, "Lisa Mackie – In the Spotlight", The Continuing Legal Education Society of British Columbia, Q&A Interview
- February 24, 2022, "Strata Living in British Columbia: Town Hall Edition", People's Law School, Speaker
- February 15, 2022, "Pets, Pet Bylaws and the *Guide Dog and Service Dog Act of BC",* CHOA, Speaker
- February 10, 2022 "Condo Smarts: What is Undue Hardship?", *The Vancouver Sun*, Quoted
- November 9, 2021, "What Does Your Toolbox of Bylaws Contain? – High Rise, Sections, Air Parcels/Commercial", CHOA, Speaker
- November 2, 2021, "Strata Corporations and Short-Term Rental Accommodations", Real Estate Board of Greater Vancouver, Speaker
- October 21, 2021, "Be My Guest" Knowing the Difference Between a

Tenancy and a Temporary Occupancy", British Columbia Lodging & Campgrounds Association (BCLCA), Ideas Forum, Speaker

- October 2021, "Cents and Sensibility: Obtaining an Additional Rent Increase for Capital Expendituresents", LexisNexis Canada B.C. Real Estate Law Developments October Newsletter, Author
- July 20, 2021, "Rentals, Rental Bylaws and the Residential Tenancy Branch", *CHOA,* Speaker
- June 4, 2021, "Burnaby renter feels violated after landlord asked for proof of COVID-19 vaccine", *News 1130,* Quoted
- April 21, 2021, "BCLCA Town Hall Seminar: Knowing the Difference Between a License to Occupy and a Tenancy Agreement", *BC Lodging and Campgrounds Association,* Speaker
- April 15, 2021, "The Good, The Bad, and The Proxy: A Review of *Shen v. The Owners, Strata Plan EPS3177*, 2020 BCCRT 1157", *SPABC Legal Corner,* Author
- April 8, 2021, "Thank you, Next: A Manager's Guide to Tenant Selection", *PAMA,* Speaker
- March 18, 2021, "Condo Smarts: Owner, occupant education is critical", *The Province*, Quoted
- October 28, 2020, "Fall 2020 Strata Education Program Zoom Webinar Series", Session 3, C*HOA,* Speaker
- June 26, 2020, "A Harder Case for Hardship: A Strata Owner's Guide to Ministerial Order M195 June 25, 2020", *CHOA*, Author
- June 23, 2020, "Rentals, Air BnB and Managing Transient Accommodations During Covid-19", *CHOA,* Speaker
- June 9, 2020, "What Next? A Rental Property Manager's Guide to Phase 2", *PAMA*, Speaker
- April 28, 2020, "It's a Hard Knock Life: A Strata Council's Guide to Processing Rental Hardship Applications", *PAMA*, Speaker
- February 13, 2020, "Worst-Case Scenarios and Best Laid Plans: A Survival Guide to Rental Management", *BuildEx Vancouver,* Speaker
- November 23, 2019, "Rentals, Short Term Accommodations, Smoking and Cannabis Restrictions", *CHOA,* Speaker
- November 22, 2019, "The Human Rights Code & Access to Multi-Family Properties", *BC Housing, Canada Mortgage and Housing Corporation, CHOA,* Speaker

- October 29, 2019, “Real Estate E&O Legal Update for Rental”, *PAMA*, Speaker
- October 17, 2019, “Conflicting Interests, Complex Surprises – Here is your Essential Strata Property Update”, *CLEBC*, Speaker
- September, 2019, “Dollars And Sense: A Strata Council’s Guide to Fines”, *CHOA Journal,* Author
- August 16, 2019, “Welcoming young tenants into your home? Make sure you’re legally protected”, *CBC News*, Quoted
- August 15, 2019, “Roomies: How the Law Protects Roommates”, CBC Radio’s *The Early Edition* with Stephen Quinn, Speaker
- May 9, 2019, “Real Estate E&O Legal Update for Rental”, *PAMA*, Speaker
- December 2018, “This couple has lived in the same apartment since 1979. Now, they may be forced out before Christmas“, *The Star*, Quoted
- May 2, 2018, “Taking Care of Business: A Strata Council Guide to Governing Short-Term Vacation Rentals”, *CHOA Journal*, Author
- April 18, 2018, CLE-TV – Strata Property Act Update, Speaker
- February 20, 2018, “Rental Real Estate Re-licensing”, *PAMA*, Speaker
- November 23, 2017, “Real Estate E&O Legal Update for Rental Managers”, *PAMA*, Speaker
- August 17, 2017, “Real Estate E&O Legal Update for Rental Managers”, *PAMA*, Speaker
- June 22, 2017, “Strata Property Update”, *CLE*, Speaker
- June 2017, “Let’s Make a Deal – A strata council’s guide to settling disputes”, for *CHOA* AGM, Author
- May 10, 2017, “Settlement and Binding Orders”, *CHOA* AGM, Speaker
- May 8, 2017, ” Understanding How to Enforce Strata Bylaws”, *Canadian Property Management*, Author
- February 23, 2017, “Real Estate E&O Legal Update for Rental Managers”, *PAMA,* Speaker
- February 16, 2017, “After Your Residential Tenancy Hearing – You Have Your Decision – Now What?”, *BUILDEX Vancouver*, Speaker
- January 18, 2017, “Where There’s Smoke There’s Ire: The Problem of Second Hand Smoke in Strata and Rental Developments” *Professional Association of Managing Agents (PAMA),* Speaker

- December 2016, “A Tax on Empty Homes is Not Enough to Fix the Problem”, *The Runner*, Quoted
- October 2016, “Tenants would have a hard time fighting fixed-term rent loophole: lawyer”, *Metro Vancouver*, Quoted
- Fall 2016, “Over and out: When a strata lot sells, does a tenancy end?”, *Canadian Condominium Institute – Vancouver Chapter – Condo News*, Author
- Summer 2016, “If it ain’t broke…The do’s and don’ts of evicting tenants for repairs or renovations”, R. Johnson’s *Legal Life Newsletter*, Author
- Summer 2016, “Over and out: When a strata lot sells, does a tenancy end?”, *CHOA Journal,* Author
- May 2016, “Does strata rental end when a unit is sold?”, *Condo Smarts, Times Colonist/Province,* Quoted
- April 28, 2016, “Bringing down the house”, presented on Airbnb operations in B.C. at the *IREM BC Conference – Real Estate Institute of Canada,* Co-presented with Paul Mandes
- November 23, 2015, “Here’s the Deal: Answering your RTB-related Questions”, *BC Non-Profit Housing Association’s Affordable Housing Conference,* Panelist and Presenter
- November 18, 2015, “Real Estate Errors & Omissions Insurance Legal Update” for the *Professional Association of Managing Agents (PAMA),* Teacher
- July 2015, “It’s About Time: Navigating Rental Exemption Periods Under A Rental Disclosure Statement”, *CHOA Journal,* Quoted
- May 2015, “Burnaby Apartment Orders Dog Poo Samples”, *CityTV Breakfast Television,* Quoted
- May 2015, “Burnaby landlord unleashes inner pet detective in hunt for dog poop scofflaw”, *National Post,* Quoted
- May 2015, “Landlord hounds dog owners for fecal samples to sniff out ‘poopetrator’”, *The Globe and Mail,* Quoted
- May 2015, “B.C. landlord threatens eviction for dog owner”, *Canadian Apartment Magazine,* Quoted
- May 2015, “Landlord to dogs: sit and stool”, *The Canadian Real Estate Wealth Magazine,* Quoted
- May 2015, “Dog poop samples demanded by Burnaby apartment landlord”, *CBC News,* Quoted

- April 2015, podcast for *CBC radio* on tenancy talk which addressed the topic of bad tenants, Presenter
- April 2015, "Landlords dealing with terrible tenants still have options," *BC Almanac, CBC News*, Quoted
- October 2013 "No Vacancy: Refusing to Rent a Room or Campsite", *Dogwood Express* newsletter, Quoted
- May 2013, "Practice Habits of Highly Successful Lawyers", at *CBABC Women Lawyers Forum Education Day entitled,* Panelist
- May 2013, "If it ain't broke…: the Do's and Don'ts of Evicting Tenants for Repairs or Renovations", *Canadian Property Management* magazine, Quoted
- February 2013, "Resources in the community can tackle hoarding issue", *Vancouver Sun,* Quoted
- March 2012, "Lady bug lawyer tackles legal creepy crawler issues", *Canadian Lawyer* magazine, Quoted
- Since 2010, Lisa has been a regular speaker at *Buildex Vancouver*, Western Canada's largest conference and exposition for real estate, property management, interior design, architecture, renovation and construction
- For several years, Lisa was also the instructor for Vancouver *Community College's* residential tenancy law course as part of its Building Manager Certificate Program and developed the course content

EVENTS

- 10/04/2026, Real Estate Litigation 2026: Who Do You Work For? Practice Management Primer for Strata Corporation Clients
- 24/06/2025, People's Law School: Roommates and the Law in BC
- 13/05/2025, PAMA: Tips & Tricks on Dispute Resolution
- 12/03/2025, PAMA: A rental property manager's guide to challenging residential tenancy branch decisions
- 04/03/2025, Strata Matters in BC: Problem-solving strategies for strata owners and councils
- 26/02/2025, The Law in Limbo: Working with changes to the Residential tenancy act (RTA)
- 20/06/2024, PAMA Luncheon Seminar: Are you Accommodating Enough?

Managing Human Rights in a Rental or Strata Building

- 16/04/2024, CHOA's Spring 2024 Education Program: Bullying & Harassment
- 20/09/2022, Renting in BC: Town Hall Edition
- 15/06/2022, Checking It Twice: A Property Manager's Guide to Resident Caretakers
- 22/07/2021, How to Navigate the New Laws for Ending a Tenancy for Significant Repairs or Renovations
- 22/11/2019, The Human Rights Code & Access to Multi-Family Properties
- 17/10/2019, CLEBC: Essential Strata Property Updates 2019
- 15/08/2019, Roomies: How the Law Protects Roommates
- 09/05/2019, Real Estate E+O Legal Update for Rental

PROFESSIONAL & COMMUNITY AFFILIATIONS

- Law Society of British Columbia, Member
- Canadian Bar Association, Member
- Vancouver Bar Association, Member
- Condominium Home Owners' Association (CHOA), Member
- Professional Association of Managing Agents (PAMA), Member
- Strata Property Agents of BC (SPABC), Member
- Continuing Legal Education Society of BC, Author and Editorial Board Member for Strata Property Practice Manual