

REAL 4840

Real Estate Law

Fall 2020
0.5 Credits

General Course Information

Instructor	Anetta Simpson
Email	<i>Asimps15@uoguelph.ca</i>
Office Hours	<i>By appointment</i>
Department/School	Marketing and Consumer Studies
Class Schedule	Mon : 7 pm – 10 pm
Room:	
Pre-requisites	"9.00 credits including MCS*1000, REAL1820, REAL 2820

Course Description

This course lays out the legal principles which guide the expanding and changing body of law dealing with housing and real estate development and forms of occupancy; statutory and regulatory matters are explored

Course Learning Outcomes

The learning outcomes for this course include:

- Recognize and use legal terminology correctly. Distinguish between different types and sources of law
- Distinguish and compare different types of property and types of interests in property, and the legal framework for conveyance of interests in property.
- Identify the necessary elements for the formation of a valid contract, differentiating between valid, void, voidable, illegal and unenforceable contracts.
- Understand the scope of contracts in determining the rights of parties to a lease and any limits thereto
- Discuss the fundamentals of 'tort' law and its implications
- Explain the mutual right and responsibilities of Principal and Agent and the fiduciary duties owed.

Course Resources

Required Text

Real Estate Practice in Ontario (8th edition), Donahue, Quinn and Grandilli

Other Resources

On-Line Communication, power points, prescribed readings.

Course Assessment

Method and Timing of Evaluation

Your performance will be evaluated based on the following:

Quizzes (4) - 20% (Will be held at the beginning of class)

Midterm – 40%

Assignment – 40%

Course Philosophy and Approach

This course is based on an active 12 week semester. Along with discussing the substantive and procedural aspects of real estate transactions, classes will focus on developing the necessity and rationale of the procedural requirements prescribed by legislation. An effective and efficient use of classroom time aims at applying the principles discussed to the practices within real estate, and reinforcing or clarifying what the student has tried to learn on an individual basis. It will be assumed that the student has read the assigned material and made a reasonable effort to participate in class activities and assignments.

Tentative Course Schedule

Class	Date	Topic	Readings
1	September 15 th	Intro to Real Estate Law and Dispute Resolution	
2	September 21 st	Registration Systems	Chapters 1, 2 and 16
3	September 28 th	Intro to Property Law	Chapters 5,6 and 7 Quiz 1
4	October 5 th	Property Law contd.	Chapters 8 and 9
5	October 12 th	Intro to Debt and Security Interests	Chapters 4, 8 and 9
6	October 19 th	Debt contd.	Chapters 19 and 20 Quiz 2
7	October 26 th	MIDTERM	
8	November 2 nd	Contracts	Chapters 11, 12 and 13
9	November 9 th	Contracts contd	Chapters 14 and 15
10	November 16 th	. Intro to Torts	Materials as prescribed and provided Quiz 3
11	November 23 rd	Intro to Agency	Chapter 10, 13 and 14
12	November 30 th	Review of Legislative framework affecting Real Estate	Chapter 3 Quiz 4
13	December 7 th		Assignment Due

Note: The schedule of learning activities may require modification from time to time. Any changes will be announced in class and/or on the CourseLink.

Course Policies

All students are expected to abide by the University's academic regulations in the completion of their academic work, as set out in the undergraduate calendar (see <http://www.uoguelph.ca/registrar/calendars/undergraduate/current/co8/index.shtml>). Some regulations are highlighted below:

Academic Misconduct

The University of Guelph is committed to upholding the highest standards of academic integrity and directs all members of the University community – faculty, staff and students – to be aware of what constitutes academic misconduct and to do as much as possible to prevent academic offences from occurring. The University of Guelph takes a serious view of academic misconduct and it is your responsibility as a student to be aware of and to abide by the University's policy. Included in the definition of academic misconduct are such activities as cheating on examinations, plagiarism, misrepresentation, and submitting the same material in two different courses without written permission.

To better understand your responsibilities, read the Undergraduate Calendar at:

<http://www.uoguelph.ca/registrar/calendars/undergraduate/current/co8/co8-amisconduct.shtml> You are also advised to make use of the resources available through the Learning Commons

(<http://www.learningcommons.uoguelph.ca/>) and to discuss any questions you may have with your course instructor, teaching assistant, Academic Advisor or Academic Counselor.

Students should be aware that faculty have the right to use software to aid in the detection of plagiarism or copying and to examine students orally on submitted work. For students found guilty of academic misconduct, serious penalties, up to and including suspension or expulsion from the University can be imposed.

Academic Consideration

Students who find themselves unable to meet course requirements by the deadline or criteria expected because of medical, psychological or compassionate circumstances beyond their control, should review the regulations on Academic Consideration in the Undergraduate Calendar (http://www.uoguelph.ca/undergrad_calendar/co8/co8-ac.shtml) and discuss their situation with the instructor, Program Counsellor or Academic Advisor as appropriate.

Religious Holidays

Should a student need to miss scheduled tests, mid-term examinations, final examinations, or requirements to attend classes and participate in laboratories for religious reasons, please advise the instructor within two weeks of the distribution of this course outline so that alternate arrangements can be made. For further information see

<http://www.uoguelph.ca/registrar/calendars/undergraduate/current/co8/co8-accomrelig.shtml>

University Grading Scheme

This course follows the University grading scheme outlined in the University Calendar:

A+	90-100%	Excellent: An outstanding performance in which the student demonstrates a superior grasp of the subject matter, and an ability to go beyond the given material in a critical and constructive manner. The student demonstrates a high degree of creative and/or logical thinking, a superior ability to organize, to analyze, and to integrate ideas, and a thorough familiarity with the appropriate literature and techniques.
A	85-89	
A-	80-84	
B+	77-79	Good: A more than adequate performance in which the student demonstrates a thorough grasp of the subject matter, and an ability to organize and examine the material in a critical and constructive manner. The student demonstrates a good understanding of the relevant issues and a familiarity with the appropriate literature and techniques.
B	73-76	
B-	70-72	
C+	67-69	Acceptable: An adequate performance in which the student demonstrates a generally adequate grasp of the subject matter and a moderate ability to examine the material in a critical and constructive manner. The student displays an adequate understanding of the relevant issues, and a general familiarity with the appropriate literature and techniques.
C	63-66	
C-	60-62	

D+	57-59	Minimally acceptable: A barely adequate performance in which the student demonstrates a familiarity with the subject matter, but whose attempts to examine the material in a critical and constructive manner are only partially successful. The student displays some understanding of the relevant issues, and some familiarity with the appropriate literature and techniques.
D	53-56	
D-	50-52	
F	0-49	Fail: An inadequate performance.