

JASON BRYK, PARTNER

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Jason Bryk is a Winnipeg lawyer who practices real estate and condominium law and acts for medium and large businesses, private corporations, real estate developers, condominium developers, property management corporations, condominium corporations, individuals, brokers and funds, providing his services to those who reside within and outside Manitoba.

“Excellence is not a skill, it’s an attitude.”

Prior to focusing on Real Estate and Corporate Commercial Law at Pitblado Law, Jason was employed by a multi-national company (Canada, USA, Central America) working on the purchase, sale, financing and leasing of commercial real estate and condominium development, and was the Deputy District Registrar for the Winnipeg Land Titles Office where he oversaw the documentation and recording of land rights through the final examination of highly technical legal documents, survey plans and evidence within the confines of ensuring timeliness and quality.

PRACTICE AREAS

- Business
 - Corporate and Commercial Real Estate
 - Commercial Real Estate
 - Condominium
 - Residential Real Estate



Q&A

Q: What gets me moving in the morning?

A: Understanding you want the job done.

Q: Favorite quote?

A: “If it doesn’t make dollars, it doesn’t make cents.”

Q: What challenges me?

A: Maintaining my inner city recycling program amidst a busy practice.

HIGHLIGHTS OF THE SERVICES JASON HAS PROVIDED

Condominium

- Phased condominium development of 100+ bare land condominium units and 30+ apartment style condominium units in Winnipeg
- 100+ bare land condominium unit development in Winnipeg
- 90+ apartment style condominium unit condominium conversion in Winnipeg
- 100+ townhouse style condominium unit condominium conversion in Winnipeg
- 50+ apartment style condominium unit condominium conversion in Winnipeg
- 30+ apartment style condominium unit new construction condominium development in Winnipeg
- Various condominium conversions, bare land condominium developments, new construction apartment style condominium developments between 2 and 100+ condominium units in Winnipeg and throughout Manitoba

**HIGHLIGHTS OF THE SERVICES JASON HAS PROVIDED****Real Estate**

- Purchase of 100+ acres of bare land in Winnipeg
- Purchase of a 375+ stall parkade in Winnipeg
- Purchase of apartment buildings and townhouse style apartment complexes between 10 and 100+ units
- Purchase of a 7 storey office building in downtown Winnipeg with various tenants
- Bulk condominium purchases and sales of 270+ condominium units in Winnipeg and throughout Manitoba
- Purchase and sale of various commercial buildings including printing presses, grocery stores, strip mall, nightclub, warehouse, bank, vacant commercial space and general office space

Financing

- Purchase financing of \$25,000,000.00 to facilitate real estate portfolio acquisition
- Construction financing of a \$14,000,000.00 loan to facilitate a 130+ unit condominium development in Winnipeg
- Construction financing of a \$14,500,000.00 loan to facilitate a 100+ unit condominium development in Winnipeg
- Short term financing to facilitate condominium development in Winnipeg
- Purchase and construction financing of \$5,000,000.00 loan to facilitate the purchase and renovation of a 50 unit apartment building in Winnipeg
- Purchase and construction financing of \$2,500,000.00 loan to facilitate the purchase and renovation of a 24 unit apartment building in Winnipeg
- Vendor Take Mortgages (VTB) acting for private lenders and borrowers to facilitate real estate purchases and real estate sales in Winnipeg

LECTURES, SPEECHES AND PUBLICATIONS

- Author, Pitblado blog, "Bryk is first solicitor in Manitoba to register an 'Amalgamated Corporation'", January 10, 2017
- Interview, Winnipeg Free Press, "Homes for 'Hipsters'", September 14, 2016
- Author, "The Nature of Extended Warranties under Chinese Law", Peking University Press, 2010

HONOURS AND AWARDS

- Deputy District Registrar of the District of Winnipeg Land Titles Office (past)
- Statutory Appointment pursuant to section 13 of The Real Property Act (Manitoba) (past)
- Statutory Appointment pursuant to section 117 of The Real Property Act (Manitoba) (past)
- First Class Honours – LL.B. United Kingdom 2008

ACADEMIC AND PROFESSIONAL

- Co-Chair - MBA Real Property Section
- Appointed to the City of Winnipeg Board of Revision, 2015
- Draftsman for Land Titles Office registration Forms in preparation for the implementation of The Condominium Act
- Member of the Manitoba Chapter Canadian Condominium Institute
- Member of the Manitoba Chinese Chamber of Commerce
- President of the Progressive Conservative Constituency Association of Fort Rouge
- Mentor for the Manitoba Bar Association
- Associate of the Asper School of Business
- Masters of Law, Peking University, Beijing, Peoples Republic of China, 2010
- Bachelor of Law, First Class Honours, University of Kent, Canterbury England, 2008
- BA Administrative Studies, University of Winnipeg, 2006