

Jason Bryk, K.C.

Partner

Jason Bryk K.C. is a Manitoba real estate lawyer whose practice involves all aspects of real estate in Manitoba including development, condominiums, subdivisions, acquisitions, sales, and financing. Jason regularly assists real estate developers, homebuilders, apartment investors, brokerages, borrowers, and lenders from across Canada with Manitoba matters.



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→ [Linkedin.com/in/jasonbryk/](https://www.linkedin.com/in/jasonbryk/)

Prior to becoming a practicing lawyer in Manitoba, Jason was employed by a multi-national real estate development company headquartered in Winnipeg, a former District Registrar for the Manitoba Property Registry (Winnipeg Land Titles Office) and a past member of Grandall Legal Group, Beijing China 国浩律师集团（北京）事务所 being one of China's largest law firms.

Jason's education includes being an alumni of Peking University 北京大学 Beijing China, University of Kent at Canterbury England and University of Winnipeg, having received a Certificate of Qualification from the National Committee on Accreditation Federation of Law Societies of Canada in 2010.

In addition to practicing law Jason also undertakes a wide range of volunteer work including, being a Governor of the Manitoba Museum Board of Governors, the Chairman of the Real Property Subsection for the Manitoba Bar Association and a Public Member of the Association of Manitoba Land Surveyors.

Practice Areas

- Banking and Financial Services
 - Business
 - Corporate and Commercial
 - Corporate Finance
 - Real Estate and Property Development
 - Commercial Real Estate
- Condominium
 - Leasing
 - Mortgage Sales and Foreclosures
 - Residential Real Estate

Industries

- Banking
- Real Estate and Property Development



Education

Admitted to the Manitoba Bar, 2012

LL.M., Peking University, Beijing, Peoples Republic of China, 2010

LL.B., First Class Honours, University of Kent, Canterbury England, 2008

B.A. Administrative Studies, University of Winnipeg, 2006

Representative work

Jason has acted, and continues to act, in respect of:

- transactions respecting dollar amounts between one hundred thousand and in excess of seventy-five million dollars;
 - purchase, sale and finance of commercial real estate;
 - commercial mortgage financing on behalf of lenders and advising borrowers;
 - purchase, sale and finance of lands for residential and commercial development;
 - creation of bare land, phased and apartment style condominiums;
 - purchase, development and sale of major multi-family properties in the Winnipeg area;
 - development and continued development of major communities in Winnipeg through subdivisions, rezoning, debt and equity financing, title consolidations and conveyancing;
 - purchase, sale and finance of major Winnipeg centric commercial property portfolios; and
 - private mortgages
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Publications

The Brown Papers (Headnotes and Footnotes, November 2020)

Real Reasons Why a Contract may be Unenforceable (Headnotes and Footnotes, April 2021)

Are you Looking for 20 Chains (Headnotes and Footnotes, May 2021)

Material Possession of 7, Legal Possession of 9 (Headnotes and Footnotes, July 2021)

Adjust and Enjoy: The 2021 Education Property Tax Rebate (Headnotes and Footnotes, August/September 2021)

RESA – What is it and what you need to know (Headnotes and Footnotes, October 2021)

2021 Updated Mortgage Discharge Escalation Contact List (Headnotes and Footnotes, November 2021)

Parcel, Lot, Block and Plan Where? (Headnotes and Footnotes, December 2021)



Publications (cont'd)

The 2022 Education Property Tax Rebate: Pending Confirmation Further Adjustment Could be Necessary (Headnotes and Footnotes, January 2022)

Remember the Umbrella, it might just start “raining liens”: An action by one is a benefit for all (Headnotes and Footnotes, March 2022)

Agreements of Purchase and Sale: Environmental Representations and Warranties (Headnotes and Footnotes, April 2022)

Special Edition Paper and Notice re Federal Budget 2022 (Headnotes and Footnotes, May 2022)

Enjoy and Adjust – 2022 Education Property Tax Rebate (Headnotes and Footnotes, June/July 2022)

What about the trust: the “Assignment of Security Deposits”...Really (Headnotes and Footnotes, August/September 2022)

Cemeteries – There are more than you may realize (Headnotes and Footnotes, October 2022)

Waiving the Statutory Right to Unlimited Damages: The Waiver of Notification of Registration (Headnotes and Footnotes, November 2022)

The 2023 Manitoba Education Property Tax Rebate (Headnotes and Footnotes, January 2023)

Non-Canadians: The Purchase of Residential Property by Non-Canadians Act (Headnotes and Footnotes, February 2023)

Flipping through the Income Tax Act and Flipping Real Estate Section 12 (Headnotes and Footnotes, March 2023)

Update: Amendments Respecting the Purchase of Residential Property by Non-Canadians Act; (Headnotes and Footnotes, May 2023)

Update: The 2023 Education Property Tax Rebate (Headnotes and Footnotes, July 2023)

Surety Entitled: Debts, Duties and Obligations (Headnotes and Footnotes, August/September 2023)

The Corporate Canadian Owner and the Underused Housing Tax Act (Headnotes and Footnotes, October 2023)

Covenantors are not in the position of Guarantors (Headnotes and Footnotes, November 2023)

The 2024 Education Property Tax Rebate: Our Recommendation for 2024 (Headnotes and Footnotes, January 2024)

Determining the Name of an Individual Debtor (Headnotes and Footnotes, February 2024)

The Nature of Extended Warranties Under Chinese Law, Peking University Press, (2009)

Presentations

2018 - Mines and Minerals in Manitoba, Manitoba Bar Association (presenter)

2019 - Income Tax Considerations - Non Residents, Manitoba Bar Association (presenter)

2019 - What is - and what is not - an interest in land - Part 2 , Manitoba Bar Association (moderator)

2021 - Legal Services for Agricultural Producers, Income Tax Considerations and 2021 Residential Real Estate, The Family Cottage Trust – The Rules, Rewards and Risk, Manitoba Bar Association (moderator)



Presentations (cont'd)

2024 - Common Conveyancing Pitfalls at Land Titles – Why Your Registrations are Getting Rejected and What You Can Do About It (moderator)

2023 - Hot Topics in Real Estate, Law Society of Manitoba - Bare Trusts (presenter)

2023 - Due Diligence: Building the Foundation, Manitoba Bar Association, (moderator)

2023 Real Property Subsection, Manitoba Bar Association, *Old Systems Land* (moderator)

2022 - Hot Topics in Real Estate, - The Prohibition on the Purchase of Residential Property by Non-Canadians Act, Law Society of Manitoba (presenter)

2022 - Times are about to change: The Proposed Statutory Forms of Offer to Purchase for Single-Family Residential Homes and Condominiums, Manitoba Bar Association (moderator)

2022 - New Builds and Construction: Condominiums and Development Agreements, Manitoba Bar Association (moderator)

2021 - Legal Services for Agricultural Producers, Income Tax Considerations and 2021 Residential Real Estate, The Family Cottage Trust – The Rules, Rewards and Risk, Manitoba Bar Association (moderator)

2019 - What is - and what is not - an interest in land - Part 2 , Manitoba Bar Association (moderator)

2019 - Income Tax Considerations - Non Residents, Manitoba Bar Association (presenter)

2018 - Mines and Minerals in Manitoba, Manitoba Bar Association (presenter)

Memberships and Associations

Authorized Official, Property Management Manager pursuant to The Real Estate Services Act

Chair, Manitoba Bar Association Real Property Subsection Committee

Designated Member, Manitoba Real Property – Canadian Bar Association

Public Member, Association of Manitoba Land Surveyors

Member, Canadian Condominium Institute Manitoba Chapter

Member, Teranet Manitoba Liaison Committee

Member, Teranet Manitoba Stakeholder Advisory Council



Honours and Awards

Appointed as King's Counsel, 2023

Edward (Ned) Brown Headnotes & Footnotes Award, 2022

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)

Manitoba Bar Association Real Property Subsection Committee Co-Chair (past)

First Class Honours, LL.B. United Kingdom, 2008

Community

Board of Governors, The Manitoba Museum

Member, Winnipeg Trap and Skeet

Director, Progressive Conservative Constituency
Association of Tuxedo

Past community involvement includes:

Member, Board of Revision City of Winnipeg

Member, Manitoba Chinese Chamber of Commerce

President, Progressive Conservative Constituency
Association of Fort Rouge

Mentor, Manitoba Bar Association