

ANSWERS TO BUSINESS LAW APPLIED QUESTIONS IN CHAPTER 15

1. a) Bennett is the owner in fee simple.

b) Bennett is the landlord and holds a right of reversion. Dodd has the leasehold estate.

c) Bennett only has the right of reversion. She has no right to enter the property. She was a trespasser. Landlords have been charged and convicted of trespassing in such situations.

2. a) Barnes is not correct. Land includes all the structures affixed to it. So, the garage was considered land and went with the sale of the property. It did not have to be specifically mentioned in the Agreement of Purchase and Sale.

3. a) No, the half interest in the house ceased and the surviving joint tenant, Jon Davis, became the sole owner. There was nothing to pass to the son.

b) Yes, that transfer would have been effective. Joint tenants can deal with their interest.

c) The son would have a tenancy in common. When a joint tenant deals with his half interest, the joint tenancy is severed and a tenancy in common is created.

4. a) No, a person cannot benefit by his criminal act. Donald would not acquire Bondi's half interest in the property.

5. a) No, the son does not become the owner of the half-interest that Ron Starr had in Lot A. The wife becomes the sole owner. Technically, Ron Starr's interest ceases. In any event, the point is that the interest of a joint tenant cannot be dealt with by will.

b) Yes, the daughter becomes the owner of an interest in Lot B. This highlights one of the differences between ownership and joint tenancy and tenancy in common. The interest of the tenant in common does not cease upon his death. Therefore, the tenant in common can deal with that interest by will.

6. a) Bello does not have the right to leave the garbage can on his own side of the driveway. Even though he owns the property, he has given an easement to Coombes to allow Coombes access. Bello therefore cannot put anything on the easement area.

b) Likewise, Coombes has no right to block the driveway. Bello has an easement for that part of the driveway on Coombes's property and Coombes only has the right to use the easement on Bello's property for access and not for parking.

7. a) Bo's Bootery gave Carr a licence to use the front of the store.

b) The owner can revoke this right. There was nothing paid for the licence.

8. a) The family assets would include the matrimonial home that is now worth \$800,000.00 and the \$100,000.00 increase in Tina's investments. The total value of family assets is \$900,000.00, so each one gets \$450,000.00.

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