

François Bélanger

Partner

François Bélanger is a partner and a member of the firm's Litigation group. He also leads the Quebec office litigation team. He is a litigator in the areas of commercial, real estate, and construction law.

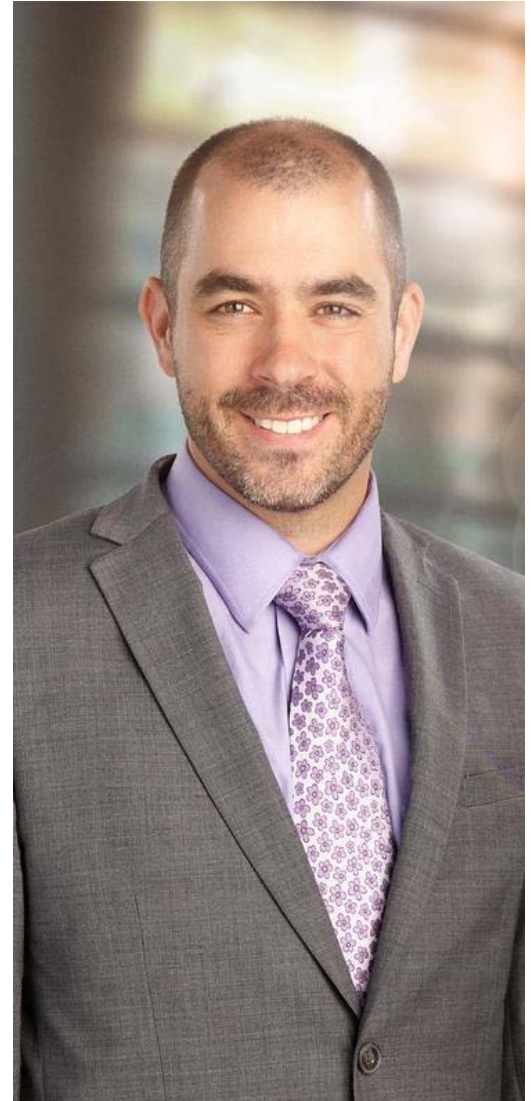
Mr. Bélanger's practice focuses mainly on litigation and settling disputes. He specializes in construction and represents professionals, contractors and insurers. He regularly handles major cases with many complex technical challenges. Mr. Bélanger is particularly skilled at working with technical standards. He has developed considerable expertise in reviewing plans and estimates. He handles cases strategically and efficiently.

Mr. Bélanger also reviews and drafts commercial contracts and shareholders' agreements. His clients also benefit from his fluency with financial data analysis. He is an expert in real estate law, particularly commercial leases.

Mr. Bélanger is proactive, which enables him to provide personalized service with a clear understanding of his clients' needs.

Representative mandates

- Represented Gestion F.D. Desharnais Inc. in a dispute concerning the urgent installation of a main pipe as part of major construction work
- Represented Pro-Métal Plus Inc. in a dispute concerning the adequacy of estimates for calls for tenders to construct a retaining structure for public use and for which the critical timelines relative to the construction site also had to be determined
- Analysis of (no) compliance with contractual obligations: scope of work, coordination, compliance of work, recovery work, management of extras, termination of contract, errors or omissions, etc.



Partner, Lawyer Québec

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Bar Admission

Québec, 2001

Languages

English
French

- Liability for No-compliance or Loss of Work
- Liability for Failure to Manage Projects
- Represents shareholders in complex disputes with other shareholders, which involve forensic accounting evidence and analysis of financial statements
- Drafting of commercial agreements and construction contracts
- Conflict resolution: negotiation, development and implementation of negotiation and conflict resolution strategies

Practice areas

Commercial Litigation

Construction

Real Estate

Commercial

Publications and lectures

Bélanger, François and Desjardins Mélanie, "*La gérance de construction et l'évolution récente de la responsabilité des intervenants*", *Développements récents en droit de la construction* - Vol. 495, November 2021

Bélanger, François and Tremblay-Simard, Pierre-Olivier, "[Les travaux non-prévus au contrat : qui doit prouver quoi ?](#)", in the news of the Corporation des entrepreneurs généraux du Québec (CEGQ), December 1st, 2021

Bélanger, François, "*La gestion des litiges dans un contexte de PME : une vision pratique*", *Université Laval*, 2020

Bélanger, François, "*Zones à risques : Congrès de la CEGQ 2019, Webinaires solidaires de la CEGQ*", Guest lecturer : "*L'Unique assurance et diverses entreprises de construction*"

Bélanger, François, "*Vous voulez être payé... mais l'avez-vous demandé??*", *Journal Nouvelles Économiques*, October 2018

Bélanger, François, Marc-André Bouchard and Solveig Ménard-Castonguay, "*Se prévaloir du contrat de cautionnement à titre de fournisseur de matériaux ou de sous-traitant*", *Droit de savoir*, September 2018

Bélanger, François, "*La stipulation pour autrui dans un contrat de construction : la clé du recours contractuel du sous-traitant contre le maître d'ouvrage*", *Journal Nouvelles Économiques*, October 2017

Bélanger, François, and Charlotte Fortin, "*Le contrôle judiciaire d'une décision rendue par la Cour du Québec en matière civile : un recours inusité, mais possible dans certaines circonstances*", *Droit de savoir*, February 2017

Bélanger, François, "*Diagnostic : votre relation d'affaires tourne au vinaigre*", *Journal Nouvelles Économiques*, March 2016

Education

LL.B., *Université Laval*, 1999

Boards and Professional Affiliations

Member, Boards of Directors of *Garantie de construction résidentielle*, since 2020

Law Professor, *Campus Notre-Dame-de-Foy* since 2015

Member, Board of directors of *Université Laval*, 2010-2014

Member, Strategic Office of the *Université Laval* Faculty of Medicine, 2010-2014

President, Board of Directors of the *Université Laval* Graduates Association (ADUL), 2008-2010

Member, Board of Directors of the *Université Laval* Graduates Association (ADUL), 2001-2010