

How LPB Law Group Approaches Complex Real Estate Litigation

Real estate litigation rarely follows a straight line. One day you are reviewing a clean purchase agreement, and the next you are sifting through title disputes, zoning board decisions, or claims that a seller failed to disclose a known structural defect. I have spent enough years around these cases to know that the difference between a good outcome and a prolonged stalemate often comes down to the team you bring into the room. When I first worked with LPB Law Group on a contentious commercial lease dispute, what stood out was not just their knowledge of property law but their willingness to get into the operational weeds of the deal.

That matters because real estate cases are never purely legal. They involve financing timelines, tenant relationships, municipal codes, and sometimes the personal stakes of families who have owned a building for generations. A lawyer who only reads statutes without understanding the business side of a transaction can miss the real leverage points. LPB Law Group has built a practice around that intersection, and it shows in how they prepare for trial, handle discovery, and advise clients before a dispute ever reaches a courthouse.

Reading the Deal Before the Fight Starts

The best litigation strategy often begins before anyone files a complaint. In my experience, the most effective real estate attorneys spend time understanding the underlying transaction documents, the chain of title, and the regulatory environment that shaped the deal. This is particularly true in California, where property law can vary significantly by county and where local planning commissions hold considerable power over land use.

[LPB Law Group](#) takes a similar approach. When they take on a new matter, the first step is usually a deep review of the contracts, escrow instructions, and any prior correspondence between the parties. They look for clauses that might limit damages, provisions that require mediation before a lawsuit, or language that defines what constitutes a default. This upfront work often reveals a path to resolution that does not require months of litigation. I have seen them identify a single ambiguous paragraph in a lease that allowed both sides to walk away without further liability, saving a client tens of thousands in legal fees.

Handling Boundary and Title Disputes

Boundary disputes are among the most emotionally charged cases in real estate. Neighbors who have lived next to each other for decades can become entrenched over a few feet of land. Title disputes are equally fraught, especially when they involve inherited property or easements that were never properly recorded. These cases require a lawyer who can read a survey,

understand historical property records, and explain technical concepts to a jury or mediator without condescension.

I recall a case where a homeowner discovered that a portion of their backyard actually belonged to the adjacent commercial property, based on a survey from the 1960s that had never been updated. The title company refused to insure the property until the matter was resolved. LPB Law Group stepped in and negotiated a boundary line adjustment with the commercial owner, working through the county planning department to get the lot lines redrawn. The client kept their yard, the commercial owner got a clear easement for a driveway, and the whole process took about four months. That kind of outcome demands patience and a willingness to talk to everyone involved, not just the opposing counsel.

Navigating Complex Commercial Leases

Commercial lease disputes are another area where the details matter. Rent escalation clauses, maintenance obligations, and sublease restrictions can all become flashpoints. I once advised a retail tenant who was locked into a lease with a base rent that seemed reasonable until a major anchor tenant left the shopping center. Foot traffic dropped by half, and the landlord refused to renegotiate. The tenant was facing bankruptcy within six months.

LPB Law Group approached that situation by first reviewing the lease for any force majeure or hardship provisions. They found a clause that allowed the tenant to terminate the lease if the center's occupancy fell below a certain threshold. That clause had been drafted years earlier and had never been triggered. The landlord initially contested the interpretation, but a well-crafted demand letter citing the specific language forced them to the table. The tenant walked away from the lease with no penalty and relocated to a better-performing property. That is the kind of practical result that comes from knowing not just the law but the specific contract you are working with.

Construction Defect and Developer Liability

Construction defect cases present a different set of challenges. These claims often involve multiple subcontractors, complex building codes, and insurance coverage questions that can take years to sort out. Homeowners in a new development may discover cracks in the foundation, leaking windows, or HVAC systems that never worked properly. The developer, in turn, may point to the general contractor, who points to the framer, who points to the material supplier. Untangling that web requires a lawyer who understands construction schedules and can coordinate expert witnesses from engineering, architecture, and materials science.

In one such case, LPB Law Group represented a group of homeowners in a condominium project where the roofing system had been improperly installed. Water damage had spread to

multiple units before anyone noticed. Rather than suing every party at once, the firm conducted a targeted investigation that identified the roofing subcontractor as the primary responsible party. They then worked directly with that subcontractor's insurance carrier to secure a settlement that covered the full cost of replacement and repairs. The homeowners avoided years of litigation, and the developer was able to correct the issue without a drawn-out public dispute.

Mediation and Alternative Dispute Resolution

Not every case belongs in a courtroom. Mediation and arbitration are often faster, cheaper, and more private than a trial. Many real estate contracts now include mandatory mediation clauses, and good lawyers know how to use these processes to their clients' advantage. The key is preparation. A mediator needs to see a clear timeline, a realistic damages calculation, and evidence that supports your position. Without that, the session becomes a waste of time.

LPB Law Group prepares for mediation the same way they prepare for trial. They develop a detailed brief, line up key documents, and make sure the client understands the strengths and weaknesses of their case. I have sat through mediations where one side shows up with nothing but a vague complaint, and the mediator spends the entire day trying to get them to articulate their position. That does not happen with this firm. They come ready to negotiate from a position of knowledge, which almost always leads to a better settlement.

What to Look for When Choosing Real Estate Counsel

If you are facing a real estate dispute, the most important factor is experience with the specific type of property and transaction involved. A lawyer who handles residential closings may not be the right fit for a commercial lease fight or a boundary dispute. Ask about recent cases, how they approach discovery, and whether they have worked with the local courts or planning boards in your area.

Another factor is communication style. Some lawyers prefer to handle everything themselves and give you periodic updates. Others want you involved in every decision. Neither is wrong, but you need to know which approach works for you. I have found that the best relationships are built on trust and transparency, and that starts with the first consultation.

LPB Law Group has a reputation for being direct without being combative. They explain the risks, the costs, and the likely timeline before you commit to a course of action. That may not sound like a big deal, but in a field where surprises can be expensive, it is a quality worth paying for.