



**Todd & Weld** LLP

## **Tyler E. Chapman**

### **Partner**

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## **Clients rely on Tyler Chapman to consistently provide sensible, practical, effective litigation counsel.**

Tyler E. Chapman, a partner at the firm, concentrates his commercial litigation practice on business, real estate, and construction disputes.

Mr. Chapman regularly represents clients in matters involving complex business litigation, trusts and estates litigation, disputes concerning the sale, acquisition, and development of property, and contests over property rights. He also specializes in landlord-tenant disputes and construction litigation. Mr. Chapman represents corporate and individual clients in employment disputes, including those involving non-competition agreements and compensation issues.

Mr. Chapman's representative results include:

- Persuading the Massachusetts Appeals Court to reverse a lower court order dismissing their client's petition for removal of a trustee in a case involving a trust dispute
- Obtaining a ruling from a Massachusetts Land Court judge affirming his clients' broad easement rights for full access to their property via a driveway that crisscrosses the boundary lines of several subdivided parcels
- Following a bench trial, persuading a Massachusetts Superior Court judge to reject a commercial tenant's claim for more than \$7 million based on alleged interference in a build out of a franchise location
- Persuading the Massachusetts Appeals Court to affirm a trial court judge's decision that the firm's clients hold easement rights in residential property and to reject the abutting property owner's argument that the easement was abandoned once the clients ceased using the area primarily as a driveway

### **Practice Areas**

- Real Estate Litigation
- Construction Management and Litigation
- Business Litigation
- Employment Law and Litigation

## Representative Results

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Mr. Chapman's representative results include:

- Persuading the Massachusetts Appeals Court to reverse a lower court order dismissing their client's petition for removal of a trustee in a case involving a trust dispute
- Obtaining a ruling from a Massachusetts Land Court judge affirming his clients' broad easement rights for full access to their property via a driveway that crisscrosses the boundary lines of several subdivided parcels
- In a business litigation dispute involving telecommunications companies, securing an order from a Delaware state court judge staying a lawsuit filed by the opposing party and allowing a similar lawsuit filed by his client in federal court in Massachusetts to proceed
- Following a bench trial, persuading a Massachusetts Superior Court judge to reject a commercial tenant's claim for more than \$7 million based on alleged interference in a build out of a franchise location
- Persuading the Massachusetts Appeals Court to affirm a trial court judge's decision that the firm's clients hold easement rights in residential property and to reject the abutting property owner's argument that the easement was abandoned once the clients ceased using the area primarily as a driveway
- Successfully defending in arbitration a Boston-based private equity firm that purchased a software company against a business broker's claim for a business commission
- Obtaining a favorable settlement on behalf of condominium owners against the developer in a lawsuit alleging fraud in the inducement and inflated purchase prices of luxury condominium units

## Experience

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- Todd & Weld LLP (2001-present)
- Mintz, Levin, Cohn, Ferris, Glovsky and Popeo, P.C. (1997-2001)

## Bar Admissions

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- Massachusetts
- U.S. District Court, Massachusetts

## Education

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- Boston University School of Law (J.D., *cum laude*, 1997)
- Harvard University (Ed.M., 1994)

- Harvard University (A.B., *cum laude*, 1990)

## Professional Activities

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- Massachusetts Bar Association
- Boston Bar Association
- Boston Inn of Court

## Publications/Presentations

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- MCLE, Moderator, "Selecting, Protecting and Dethroning Experts," November 2018
- "Key strategies for simplifying complex litigation," New England In-House, February 2016
- "LOI drafting tips for meeting the client's objectives," New England In-House, August 2015
- Co-chair, Family & Closely Held Business Law Conference 2010 and 2011
- Co-author, *Massachusetts Discovery Practice*, Chapter 11

## Honors and Awards

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- Named to *Best Lawyers in America* for Litigation – Real Estate, 2023-2024
- Named to *Massachusetts Super Lawyers* for Business Litigation, 2014-2024

## In the Community

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- Camp Dudley Board of Trustees, Trustee
- Harvard Lampoon, past-Trustee for 25 years

## News & Insights

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- Tyler Chapman offers insights in news article on probate appellate ruling
- 30 Todd & Weld attorneys named 2022 Massachusetts Super Lawyers and Rising Stars
- Nineteen Todd & Weld attorneys named to 2023 Best Lawyers in America
- Tyler Chapman quoted in article on court ruling dismissing defamation case for lack of jurisdiction
- 30 Todd & Weld attorneys named 2021 Massachusetts Super Lawyers and Rising Stars
- 30 Todd & Weld attorneys named 2020 Massachusetts Super Lawyers and Rising Stars
- 31 Todd & Weld attorneys named 2019 Massachusetts Super Lawyers and Rising Stars
- Tyler Chapman quoted in article on court reinstatement of \$1M executive compensation verdict
- Tyler Chapman to lead seminar on effective use of experts in litigation
- 30 Todd & Weld attorneys named 2018 Massachusetts Super Lawyers and Rising Stars
- 24 Todd & Weld attorneys named 2017 Massachusetts Super Lawyers and Rising Stars

- Tyler Chapman quoted in Mass. Lawyers Weekly on significance of Land Court decision interpreting statute of repose

## Results

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- Firm obtains Land Court decision after trial quieting client's title and reforming deeds and mortgages
- Tyler Chapman, Ian Pinta persuade judge to impose monetary sanction against opposing parties, lawyer for bad faith filing
- Firm obtains MA Appeals Court win affirming dismissal of \$20M real estate contract claim
- Tyler Chapman obtains defense judgment in commercial lease dispute
- Firm obtains summary judgment win in dispute over real estate purchase and sale agreement
- Firm persuades judge to reject six-figure construction project contract claim
- Todd & Weld prevails in appeal that sets time limit for filing claims in construction defect cases
- MA Appeals Court rules in favor of client in trust dispute
- Firm persuades Land Court judge to affirm broad easement rights for clients
- Judge rejects commercial tenant's \$7M contractual interference claim
- Todd & Weld prevails in SJC on Statute of Repose question in construction defects case between developer and condo association
- Tyler Chapman obtains defense verdict in commercial property development dispute
- Tyler Chapman, Suzanne Elovecky obtain defense award In arbitration for private equity client
- Tyler Chapman obtains summary judgment in case involving closely held business