

Landlord & Tenant

Real estate assets, whether owned or leased, are critical to any business' operations and balance sheet, and present different implications for owners, investors, landlords and tenants.

Our clients include both landlords and tenants who we assist in structuring, preparing and negotiating all types of commercial leases.

We have extensive expertise in creating, preparing and negotiating both basic and sophisticated lease documentation. We structure and prepare lease agreements, acting for both commercial landlords and tenants, and create standard documents for use by both landlords and tenants across their national portfolios. Our expertise extends to all types of leases – industrial, retail, and office – and includes single tenant projects, multi-tenant projects, mixed-use developments (commercial and residential, as well as condominium developments) and ground leases.

We assist our clients in every phase of the leasing process, including preparation and negotiation of offers, letters of intent, non-disturbance agreements, financing documentation, landlord waivers and consents, notices of lease, estoppel certificates and status statements, lease amendments, extensions and renewals, surrender agreements, and subleases, licenses, and assignments.

We act for the largest retail shopping landlord in the country, one of the largest industrial landlords in the country and many national retailers. The representative engagements of our leasing practice include negotiating and drafting ground leases and other documentation for a major film studio development in the PortLands area of Toronto, negotiating and drafting leases for a build-to-suit medical office tower with retail component, negotiating and drafting leases for multiple single tenant build-to-suit retail buildings, negotiating and drafting a ground lease for a major cement company while addressing land use/zoning, environmental permitting and relocation issues, representing a landlord with more than 130 shopping centres throughout Ontario and over 200 centres throughout Canada and representing a tenant with more than 150 locations in Canada.

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