Commercial Leasing

OUR LEASING TEAM

The lawyers in our Leasing Group have decades of experience and combine the skills and knowledge of many practice areas. When you trust us with your commercial, retail or industrial leasing matter you will access not only the members of our firm with extensive leasing experience but also the skills of our broader leasing team providing support in insurance, finance, real estate development and acquisition, construction, franchises, environmental, arbitration and litigation.

COMMERCIAL AND RETAIL LEASING

We are experienced in successfully negotiating and drafting retail, commercial office and industrial offers to lease, leases and extension agreements for tenants and landlords. As lead counsel, we are involved regularly in drafting and negotiating retail leases in all major centres in Canada. Whether you are the landlord or the tenant we make sure you have an enforceable lease so as to maximize its value to you and minimize disagreements and litigation. We also have experience in handling specialty leases such as you find in airports, hospitals and hotels, mixed use developments, warehouses, parking lots, ground leases, and building rooftop leases for solar.

LEASE FINANCE

A properly drafted lease will add value to your property and be suitable as security for loans. We make sure you have a lease that can be used as collateral for maximum value. We assist with your leasehold mortgages, ground leases, long term and construction financing and managing your various relationships by acting for owners, tenants and lenders in various types of financing and leasing agreements.

REAL ESTATE DEVELOPMENT AND ACQUISITION

Our real estate practice group has been ranked by the Lexpert® Canadian Legal Directory as "repeatedly recommended" among major full-service firms in Toronto for its property finance and development work. The leases can be a key component of any commercial property acquisition or sale. Our leasing group will work with our real estate lawyers and assist with lease due diligence, registration and amendments.

LEASE LITIGATION AND ARBITRATION

We have significant depth in our litigation practice group when it comes to leasing specific matters. When disagreements arise, we rely upon early evaluation combined with years of in court leasing litigation experience to make the best recommendation to our clients. We can respond quickly to motions, terminations, applications for relief for forfeiture, rent disputes, distraint, foreclosures, CCAA and bankruptcy matters. If necessary, we also have the lawyers who can go the distance in complex litigation matters.

Arbitration is often provided for in a lease as a means of resolving disputes or fixing the rent during an extension term. Experienced arbitration and litigation counsel at Blaney's will make sure you are prepared and get the best possible representation and results.

LEASE ENVIRONMENTAL

One of the main purposes of a well drafted lease is to assign responsibility for matters that have to be dealt with over the course of a landlord and tenant relationship. Environmental issues are often site specific and subject to due diligence and evaluation. We have lawyers with experience and depth of understanding in the environmental area to assist you with understanding and assigning those risks.

LEASE INSURANCE

Insurance is often an area of leasing left off the table in the negotiation resulting in expensive issues arising later in the relationship. We are able to make sure the insurance provisions of your leases are understood and acted upon in the best interest of all the parties. Blaneys has one of the premier insurance practices in Canada.

RELATED PRACTICES

- Real Estate & Business