



## A New Lease On Business

Whether you are a commercial landlord or a tenant who owns or leases industrial, retail or office space as a core part of your business, Lang Michener can help negotiate, implement and manage leasing relationships.

The commercial leasing practitioners in our Real Estate Group provide a full range of legal services to landlords and tenants for all types of commercial leases. No matter what your core business, our knowledge of commercial leasing practices can add value to any negotiation.

## Our Experience and Expertise

Lang Michener has one of the leading commercial leasing practices in Canada. Members of the group have been recognized nationally and internationally for their expertise in all areas related to commercial leasing. We structure, prepare, and negotiate all types of commercial leases for landlords and tenants, including industrial, retail and office leases. We routinely act for landlords and tenants on traditional leasing transactions, providing timely and cost-effective advice. We have the skills and experience to execute complex leasing matters effectively and efficiently. We also structure and negotiate ground leases and other unique and creative lease arrangements, including those involving joint venture agreements.

Our landlord clients include financial institutions, public corporations and private property owners and managers and we have acted in many significant space lease transactions. Our lawyers have developed standard form leases for clients and continue to act in their new lease transactions.

Many of our tenant clients are major national and large “big box” retailers operating with leases as an integral part of their daily commercial activity. We also act for industrial, warehouse and office tenants who may not be involved in leasing matters on such a frequent basis, but require legal advice.

## The Lease Relationship

Lease relationships involving landlords and tenants evolve over time and often require decisions by both parties on renewals, amendments and restructuring. Our clients benefit from our extensive experience when these decisions must be made to provide sound and practical legal advice. Our lawyers advise both landlords and tenants on such issues as contractual and statutory rights and obligations that arise during the ongoing lease relationship, including whether the other party has committed a breach.

We also advise our landlord clients on the full range of lease remedies. When the need arises, we act for landlords and tenants in connection with commercial lease litigation.

## Alternative Dispute Resolution

In conjunction with Lang Michener’s Alternative Dispute Resolution (ADR) Group, we also provide clients with a full range of ADR services to avoid costly litigation.

## Commercial Leasing

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Our lawyers are involved both as counsel and as arbitrators in major commercial lease disputes and market rental determination cases across the country.

## We Wrote the Book

Our Real Estate Group lawyers drafted and edited the *Leases* volume of *O'Brien's Encyclopedia of Forms*, one of Canada's leading legal publications. We also assisted the Real Property Association of Canada (REALPAC) with the development of standard form leases for the real estate industry.

Our lawyers participate in a number of industry organizations and speak regularly on real estate topics before clients, industry associations and other organizations. The Real Estate Group publishes a regular *Real Estate Brief* to alert clients to legislative and business developments in the real estate sector. We also maintain a blog at [www.lawoftheland.blogs.com](http://www.lawoftheland.blogs.com) where we provide current information on developments in the real estate area.

We are proud of our service to the industry and are pleased to offer this extensive knowledge to our clients.

## About Lang Michener

Lang Michener is a leader in Canada's legal profession and has been for more than 80 years. Our international firm, with offices in Toronto, Vancouver, Ottawa and Hong Kong, has over 200 dynamic professionals who provide effective, innovative solutions to Canadian and international clients.

***For more information please visit our website at [langmichener.ca](http://langmichener.ca).***

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