Senior Living & Housing

As significant investments fuel new communities, redevelopments and amalgamations, the unprecedented growth in the industry has heightened the importance of due diligence in transactions, regulatory compliance and risk management.

Our multidisciplinary Senior Living & Housing Group assists operators with all aspects of their operations. We provide clients with practical solutions on issues that may arise from day-to-day operations, including:

- statutory compliance (including licensing, and policy review and implementation)
- regulatory inspections and investigations
- incident management and resident safety
- privacy
- consent and capacity issues
- residential tenancy disputes
- civil claims
- human rights complaints
- labour and employment matters

We also possess expertise in assisting clients with transactions, including advice on:

- development of new homes including integrations with other property types such as condominiums or long-term care homes;
- negotiating agreements of purchase and sale for real estate for clients that regularly purchase or sell existing seniors housing in Canadian jurisdictions;
- commercial agreements and leasing with entities operating within seniors homes, such as pharmacies, eye-care and hearing-care businesses.

Our senior living and housing clients are industry leaders. Whether they are a multi-site operation or a single-site home, we share in our clients' dedication to the people who live and work within their communities.

Experience

- Operators of senior living residences in drafting of residential leases and / or tenancy agreements, advertising materials, care home information packages, commercial contracts with suppliers, as well as various policies, notably ensuring compliance with provincial retirement home and long-term care legislation.
- Advising parties in relation to acquisitions, dispositions and other M&A activities involving individual senior's homes, and portfolios, as well as in relation to a broad range of financing activities, including

equity and debt instruments and mortgage financing. Some examples of our experience in this regard include acting for:

  - Retirement Concepts in its sale of 24 senior residences to Cedar Tree Investment.
  - Health Care REIT in its $1.3 billion acquisition of a 75% interest in 47 seniors housing facilities from Revera Inc.
  - Underwriters in a $339-million offering by Chartwell Retirement of debentures convertible into trust units, as well as in connection with numerous other public and private offerings of trust units and other Chartwell securities.

- Operators of senior living residences in connection with regulatory and /or coroner investigations and before civil courts and administrative boards, such as provincial rental boards.
- Retirement residences and long-term care homes in relation to various operational and day-to-day issues, including crisis and risk management, patient/resident safety, privacy, consent and capacity, disclosure, policy development and implementation.
- Government health organizations in connection with their assessment of proposed the purchases and sales of senior living residences.
- Operators of senior living residences with respect to the storage, administration and risk management of medical and adult use cannabis in accordance with Federal, Provincial and Municipal legislation and bylaws.

BLG | Canada's Law Firm

As the largest, truly full-service Canadian law firm, Borden Ladner Gervais LLP (BLG) delivers practical legal advice for domestic and international clients across more practices and industries than any Canadian firm. With over 800 lawyers, intellectual property agents and other professionals, BLG serves the legal needs of businesses and institutions across Canada and beyond – from M&A and capital markets, to disputes, financing, and trademark & patent registration.

blg.com

BLG Offices

Calgary

Centennial Place, East Tower
520 3rd Avenue S.W.
Calgary, AB, Canada
T2P 0R3

T 403.232.9500
F 403.266.1395

Ottawa

World Exchange Plaza
100 Queen Street
Ottawa, ON, Canada
K1P 1J9

T 613.237.5160
F 613.230.8842

Vancouver

1200 Waterfront Centre
200 Burrard Street
Vancouver, BC, Canada
V7X 1T2

T 604.687.5744
F 604.687.1415

Montréal

1000 De La Gauchetière Street West
Suite 900
Montréal, QC, Canada
H3B 5H4

T 514.954.2555
F 514.879.9015

Toronto

Bay Adelaide Centre, East Tower
22 Adelaide Street West
Toronto, ON, Canada
M5H 4E3

T 416.367.6000
F 416.367.6749

© 2026 Borden Ladner Gervais LLP. Borden Ladner Gervais LLP is an Ontario Limited Liability Partnership.