

Marta O. Lewycky

Senior Counsel

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Leasing
Commercial Real Estate
Retail & Hospitality
Real Estate Disputes & Litigation
Construction

Marta is Senior Counsel in our Commercial Real Estate Group whose practice focuses primarily on commercial leasing transactions, including drafting and negotiating retail, office and industrial leases, and ancillary documentation.

Marta has over 30 years of experience representing landlords, tenants—including REITs—and developers in commercial real estate leasing. She assists national clients across broad range of industries with commercial leasing, purchases and sales, and financing for office, industrial, retail, and mixed-use properties.

Experience

- As senior advisor to landlords and tenants, has negotiated commercial real estate and commercial leasing projects (including retail, office and industrial leases).
- Advised landlords and tenants with respect to the interpretation and enforcement of commercial leases, with an emphasis on dispute resolution.
- Developed lease documentation templates for one of Canada's largest retail and industrial landlords, including "green" leases
- Advised landlords and developed cost recovery processes and step-downs
- Advised developers on complex mixed use redevelopment and leasing projects in high density urban locations
- Acted for owners and condominium

Insights & Events

- Author, "Lease remedies clauses can limit prospective rent claims after termination", BLG Article, April 2026
- Author, "How to prepare for commercial tenant transfers: A landlord's guide", BLG Article, October 2025
- Roundtable Co-Leader, "Managing Transfer Requests: Tenant and Landlord Perspectives," ICSC Canadian Law Conference, May 2025
- Speaker, "Tenants' Future Rights," Advanced Commercial Leasing Institute (ACLI), April 2025
- Speaker, "Weeding out the Bad: Drafting Tips for Cannabis Retail Leases," LSO – Six-Minute Lawyer, March 2021
- Speaker, "Fast Forward Leasing: Retail Leasing Trends," BLG Presentation, February 2025
- Speaker, "Incorporating Wellness into a Lawyer's Schedule," Advanced Commercial Leasing Institute (ACLI), May 2024
- Roundtable Co-Leader, "Top ten items for landlord's checklist when working with the tenant's standard form of lease," ICSC Canadian Law Conference, April 2024
- Panelist, "The Art of Panel Speaking," CREW Network, April 2024
- Speaker, "Tenant Requests for Electric Vehicle Parking Spaces," LSO – Eight-Minute Commercial Leasing Lawyer, February 2024
- Roundtable Co-Leader, "Unique Issues for Ground Leases & When Your Landlord is a Ground Lessee," ICSC Canadian Law Conference, May 2023
- Roundtable Co-Leader, "Drafting and Negotiating Tenant Allowance Clauses and Tenant Remedies if Landlord Fails to Pay," ICSC Canadian Law Conference, September 2022
- Speaker, "Lease defaults - Hypothetical Cases (Office and Retail)," Advanced Commercial Leasing Institute (ACLI), April 2022
- Author, "Tenant bankruptcies in the COVID-19 era: tenant bankruptcy and letters of credit", BLG Article, March 2021
- Trends to watch in 2021 – Real estate: new considerations, BLG Perspective, January 2021
- Author, "Tenant bankruptcies in the COVID-19 era: Security deposits, prepaid rent and distress rights", BLG Article, September 2020
- Roundtable Co-Leader, ICSC Canadian Law Conference, "What Happens When a Catastrophic Event Occurs? How insurance plays out in real life", February, 2019
- Speaker, ICSC Canadian Law Conference, Plenary Session, "Hammering It Out: Construction Law in the Leasing Context", February, 2019

Beyond Our Walls

Professional Involvement

- Member, Advisory Board, Advanced Commercial Leasing Institute, Georgetown Law School, Washington DC
- Member, International Council of Shopping Centres (ICSC)
- Member, Canadian Bar Assocation
- Member, Law Society of Ontario

Awards & Recognition

- Recognized in the 2027 edition (and since 2021) of *The Best Lawyers in Canada* (Commercial Leasing Law).
- Recognized in the 2026 edition (and since 2022) of *The Canadian Legal Lexpert Directory* (Property Leasing).
- Recognized in the 2025 edition (and since 2022) of *Lexpert Special Edition: Infrastructure.*

Bar Admission & Education

- Ontario, 1987

- Osgoode Certificate in Construction Law, Osgoode Hall Law School, 2019
- LLB, University of Ottawa, 1984
- BA, Concordia University, 1980

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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.

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