



## Marta O. Lewycky

### Senior Counsel

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[Leasing](#)

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Marta has over 30 years of experience representing developers, landlords and tenants in commercial real estate leasing matters and has acted for some of Canada's leading developers.

Marta assists national clients across a broad range of industries with:

- commercial leasing
- purchase and sale of commercial real estate
- financing of office, industrial, retail and mixed-use commercial property

Marta joined BLG having practiced commercial leasing, real estate and construction law with a leading mid-sized firm in Toronto, representing local and national clients.

Prior to that, Marta spent over 13 years as VP, National Legal Affairs at First Capital Realty, one of Canada's largest shopping centre developers. She was responsible for all legal aspects of the company's business operations, from acquisition, development, construction, leasing and property management, co-ownership and development management agreements.

Marta began her career articling at a large Canadian law firm and later became an equity partner and senior member of its Real Property and Planning group in Toronto.

## 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, "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, 2019 - current
- Ontario Bar Association, 1987 – current

## Awards & Recognition

- Recognized in the 2026 edition (and since 2021) of *The Best Lawyers in Canada* (Commercial Leasing Law).
- Recognized in the 2025 edition (and since 2022) of *Lexpert Special Edition: Infrastructure*.
- Recognized in the 2024 edition (and since 2022) of *The Canadian Legal Lexpert Directory* (Property Leasing).

## 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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