

Serge Lakatos

Partner

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Commercial Real Estate
Leasing
Real Estate Investments
Real Estate Project Development
Real Estate Lending & Financing
Municipal & Land Use Planning
Real Estate Disputes & Litigation
Education
School Boards and Independent Schools

Serge practises in the area of commercial real estate, with a focus on acquisitions/dispositions, development and leasing, in both Alberta and British Columbia. He has completed some of the largest and most significant leasing transactions in Canada.

Serge assists clients with:

- negotiation of project financing
- drafting and reviewing of commercial, industrial, office and shopping centre leases
- municipal planning matters, including subdivision approvals and zoning matters
- drafting lender security, including mortgages
- concluding financial lending transactions relating to real property.

Prior to becoming a lawyer, Serge was a licensed insurance broker in BC, as well as an auditor and credit analyst with Ford Credit Canada Limited.

Experience

- Routinely acts for a leading multinational technology company and a leading national grocery chain.

- Acted for the Canada Pension Plan in their $1-billion acquisition of the assets of the Oxford Property Group. The acquisition consisted of a 50% stake in 11 office properties with 8.2 million sq. ft. in Calgary, Edmonton, Montréal, Ottawa, Toronto and Vancouver.
- Acted for a group of corporations in their acquisition of the assets of certain subsidiaries of General Electric. The acquisition consisted of assets approaching $1 billion in value across North America.
- Acted for SITQ and their sale of real property assets in Calgary, approaching $200 million in value.
- Acted for purchasers and vendors of shopping centres in Alberta, including the 50 per cent acquisition of an interest in a major shopping centre in Edmonton.
- Acted for major office, retail and industrial tenants and landlords in substantial lease negotiations including major ground leases and leases with building naming rights.
- Acted for borrowers in negotiations with lenders, including a large national corporation in its project refinancing approaching $750 million in value.
- Acted for parties acquiring and financing large retirement residence projects across Canada.
- Acted for many parties involved in large multi-jurisdictional acquisitions and dispositions of commercial real estate and business assets.
- Acted for major developers in the creation of large phased developments in Alberta and BC.

Insights & Events

- Author, "B.C. presale contracts declared unenforceable due to REDMA disclosure failures", BLG Article, September 2026
- Author, "New Canada Emergency Rent Subsidy (CERS) Program", BLG Article, November 2020
- Author, "Ontario Courts consider force majeure clause in the context of COVID-19", BLG Article, November 2020
- Author, "Land Owner Transparency Regulation – LOTA update and indirect control explained", BLG Article, October 2020
- Author, "Details announced on the Canada emergency rent subsidy", BLG Article, October 2020
- Author, "Details announced on the Canada Emergency Commercial Rent Assistance program", BLG Article, May 2020
- Author, "Rent deferment agreements in light of COVID-19", BLG Article, March 2020
- Roundtable Moderator, "So you want to come to Canada? What to expect in your Canadian leases," ICSC U.S. Shopping Center Law Conference, October 2017.
- Author, “Better Late than Never — Alberta Land Titles Office Registration System Overhaul,” BLG Real Estate Client Alert.
- Presenter, “Lease Negotiations in a Bear Market,” BLG U
- Presenter, “Lease Negotiations in a Bear Market,” BLG U.
- Presenter, “Selected Solicitor Leasing Points — Tenant Approach,” BLG U

Beyond our Walls

Community Involvement

- Member, Canadian Bar Association
- Member, Calgary Bar Association
- Member, National Association of Industrial and Office Properties

- Member, Urban Development Institute

Awards & Recognition

- Recognized in the 2027 edition of *The Best Lawyers in Canada* (Real Estate Law) and since 2016 (Commercial Leasing Law)
- Recognized in the 2027 edition of *Chambers Canada* (Real Estate (British Columbia))
- Recognized in the 2026 edition (and since 2018) of *The Canadian Legal Lexpert Directory* (Property Leasing)
- Recognized in the 2025 edition of *Lexpert Special Edition: Infrastructure*

Bar Admission & Education

- British Columbia, 2007
- Alberta, 2005

- LLB, University of Saskatchewan, 2004
- BBA, Simon Fraser University, 1997

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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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