

Yael Bogler

Counsel

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Commercial Real Estate
Leasing

Yael has a specialized commercial leasing practice representing both landlords and tenants on a broad range of leasing matters for retail, office, industrial, and mixed-use properties.

She has extensive experience in drafting and negotiating commercial leases and all related ancillary documentation.

Yael also regularly counsels her clients and provides strategic and practical, business-oriented advice in respect of a variety of leasing related matters, including landlord and tenant disputes, lease-related due diligence, lease modifications, and transfers/assignments of leases.

In her practice, Yael acts for a broad range of private entrepreneurs, public and private corporations, asset managers, and developers.

Yael also maintains a general commercial real estate practice including acquisitions and dispositions, and financing.

Prior to joining BLG, Yael was a partner with a leading boutique commercial real estate and corporate law firm in Toronto.

Insights & Events

- Author, "Planning Act (Ontario): Important Amendments made to Section 50", BLG Article, August 2021
- Speaker, “Top Ten Rules of Lease/Contract Interpretation (1548 Richmond Manor v. Fido Solutions),” The Six Minute Commercial Leasing Lawyer, February 2020.
- Author, “Lease Interpretation, A Review of Recent Cases and the Principles of Contractual Review,” The Six Minute Commercial Leasing Lawyer, February 2020
- Panelist, “Back to Basics – The Leasing 101 Workshop You Didn’t Think You Needed But Were Glad You Attended,” ICSC Canadian Shopping Centre Law Conference, March 2019
- Co-author, “Leasing 101,” ICSC Canadian Shopping Centre Law Conference, March 2019
- Speaker, “How to Manage Defaults When The Landlord Does Not Want to Terminate,” The Six Minute Commercial Leasing Lawyer, February 2019
- Author, “When Things Go South: Strategies for Managing Tenant Defaults,” The Six Minute Commercial Leasing Lawyer, February 2019.
- Co-roundtable leader, “Landlord’s Remedies in the Event of a Default,” ICSC Canadian Shopping Centre Law Conference, May 2018
- Panelist, “Understanding Change of Control and Mergers and Amalgamations,” ICSC Canadian Shopping Centre Law Conference, April 2017
- Co-author, “Who’s the Boss, Corporate Tenants and Indirect Transfers,” ICSC Canadian Shopping Centre Law Conference, April 2017
- Author, “Go Big or Go Home,” The Six Minute Commercial Leasing Lawyer, February 2017
- Speaker, “Lease Expansions,” The Six Minute Commercial Leasing Lawyer, February 2017
- Roundtable leader, “End of Term Repair, Removal and Restoration Obligations, What Is the Scope of the Tenant’s Obligations,” ICSC Canadian Shopping Centre Law Conference, April 2016

Beyond Our Walls

Professional Involvement

- Member, Law Society of Ontario
- Member, International Council of Shopping Centres (ICSC)

Community Involvement

- Co-Chair, Lawyers Division, United Jewish Appeal (UJA) Annual Campaign 2020
- Member, Jewish Community Properties of Greater Toronto, UJA
- Past Co-Chair, UJA U40 Division (2016 and 2017)

Awards & Recognition

- Recognized in the 2026 edition (and since 2022) of *The Canadian Legal Lexpert® Directory* (Property Leasing)
- Recognized in the 2025 edition of *Lexpert® Special Edition: Infrastructure*.

Bar Admission & Education

- Ontario, 2009

- BA, University of Western Ontario, 2005
- JD, University of Toronto, 2008

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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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