

Brennan M. Carroll

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Commercial Real Estate
Real Estate Project Development
Leasing
Commercial Transactions
Energy – Power Regulatory
Education
Charities & Not-For-Profit
Health Law
School Boards and Independent Schools

Brennan practices commercial real estate and development law, providing legal services to a large cross section of clients. He provides practical, efficient and timely advice to his clients for all types of commercial real estate transactions, including purchases, sales, leasing, joint venture and development arrangements, and financings.

Brennan has particular expertise working with public and quasi-public clients, including various hospitals, colleges and municipalities. Projects for these clients include the design, build, financing, operation and maintenance of privately-managed medical office buildings and student residences. He also works closely with real estate professionals and in-house legal counsel for some of Canada's largest commercial and retail players to deal with their most important real estate matters.

Insights & Events

- Author, "Commercial leasing: New liability regime for landlords comes into force July 1, 2026", BLG Article, May 2026

- Author, "The Ontario college land disposition process and limitations when encumbering real property", BLG Article, August 2025
- Author, "New acquisition and disposition process for school board property in Ontario", BLG Article, March 2024
- Author, "New approval protocol for Ontario hospitals under Section 4 of the Public Hospitals Act", BLG Article, April 2022
- Author, "Ontario COVID-19 commission suggests public-private LTC model in final report", BLG Article, July 2021
- Presenter, "Mixed Use Developments – Complex Legal Issues for Seniors Living," ORCA Together We Care Conference, 2021.
- Author, ""Forever" means 40 years for Restrictive Covenants in Ontario-The Andrews v. Rago Decision", BLG Article, September 2019
- Presenter, "Health Sector Leases," The Six-Minute Commercial Leasing Lawyer 2019 - Law Society of Ontario, February 2019.
- Quoted, "Private sector gains allure for community hubs," Canadian Facility Management & Design, January 2019.
- Panelist, “Going to Pot – How to leverage New Cannabis Businesses in your Portfolio and Common Pitfalls to Avoid”, RealTrends, September 2018.
- Member Profile: Brennan Carroll, Partner at Borden Ladner Gervais LLP
- Author, "New Toronto Cultural Co-location By-law", BLG Article, May 2018
- Author, “The Importance of Entering into a Third Party Agreement in a Sublease”, Ontario Real Estate Law Development, November 2017.
- Author, "Do I have an Enforceable Contract?: The Importance of Entering into a Third Party Agreement in a Sublease", BLG Article, October 2017
- Speaker, “Letters of Intent and Other Preliminary Real Estate Arrangements”, Law Society of Ontario – Commercial Real Estate Transactions, September 2017.
- Author, "Surplus Property Transition Initiative", BLG Article, August 2017
- Author, "New Energy And Water Consumption Reporting To Be Phased In For Large Buildings", BLG Article, March 2017
- Author, "New and Improved Funding Options for Community Hubs", BLG Article, December 2016
- Author, "Significant Changes To The Land Transfer Tax Act", BLG Article, November 2016
- Author, "Ontario’s Community Hubs Initiatives Encourage Delivery of Community-Enhancing Services", Principal Connections, Fall 2016
- Community Hub Strategies for Social Enterprise
- Author, "Ontario’s Community Hubs Initiatives Encourage Delivery of Community-Enhancing Services", BLG Article, May 2016
- Author, "Community Hubs: Strategies for Lead Agency De-Risking", BLG Article, May 2016
- Author, "Dispositions of Surplus Properties by School Boards — How New Rules Benefit Community Hubs and Impact Others", BLG Article, May 2016
- Author, "Introduction To Ontario's Community Hubs Strategic Framework And Action Plan", BLG Article, April 2016

Beyond Our Walls

Professional Involvement

- Member, Urban Land Institute (Toronto), including the University Development and Infrastructure Product Council
- Member, Urban Land Institute (Toronto) currently serving on Membership Committee

- Member, Ontario Bar Association, Real Property Law Section

Community Involvement

- Board Member, BLG Foundation
- Created and organized the ULI Leadership Program, which involves seven full day sessions for emerging real estate leaders
- Arranged long-term employment at Loblaws for BLG's sponsored family of Syrian refugees in 2017
- Significant pro bono work for The Stop, a not-for-profit organization that deals with food and nutrition education; in particular, helped negotiate lease for The Stop's anchor tenancy of the Wychwood Green Barns, a project spotlighted in Pro Bono Law Ontario's 2009 Annual Report
- Legal Advisor to John Howard Society on a potential support centre located near to Toronto's new jail in south Etobicoke
- Volunteer, BLG Reads to Kids

Awards & Recognition

- Selected by peers for inclusion in the 2027 edition (and since 2014) of *The Best Lawyers in Canada* (Real Estate Law).
- Recognized in the 2026 edition (and since 2021) of *The Canadian Legal Lexpert Directory*, (Property Leasing) in the 2025 edition (Charities/Not-For-Profit Law) and in the 2023 edition (and since 2021) (Property Development).
- Recognized in the 2025 edition (and since 2024) of *Lexpert Special Edition: Infrastructure.*
- Recognized in the 2024 edition (and since 2021) of *Chambers Canada – Canada's Leading Lawyers for Business* (Real Estate - Ontario).
- Recognized in the 2021 edition of *Lexpert Special Edition: Energy.*

Bar Admission & Education

- Ontario, 2001

- LLB, University of Western Ontario, 1999
- Political Science courses, University of Western Ontario, 1994-96

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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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