



## Brennan M. Carroll

### Associé

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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

- Auteur, « Mécanisme d'aliénation des biens-fonds des universités ontariennes et restrictions relatives au grèvement des biens immobiliers », article de BLG, août 2025

- Auteur, « Nouveau mécanisme d'acquisition et d'aliénation de biens de conseils scolaires en Ontario », article de BLG, mars 2024
- Auteur, « New approval protocol for Ontario hospitals under Section 4 of the Public Hospitals Act », article de BLG, avril 2022
- Auteur, « Ontario COVID-19 commission suggests public-private LTC model in final report », article de BLG, juillet 2021
- Presenter, "Mixed Use Developments – Complex Legal Issues for Seniors Living," ORCA Together We Care Conference, 2021.
- Auteur, « "Forever" means 40 years for Restrictive Covenants in Ontario-The Andrews v. Rago Decision », article de BLG, septembre 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
- Auteur, « New Toronto Cultural Co-location By-law », article de BLG, mai 2018
- Author, "The Importance of Entering into a Third Party Agreement in a Sublease", Ontario Real Estate Law Development, November 2017.
- Auteur, « Do I have an Enforceable Contract?: The Importance of Entering into a Third Party Agreement in a Sublease », article de BLG, octobre 2017
- Speaker, "Letters of Intent and Other Preliminary Real Estate Arrangements", Law Society of Ontario – Commercial Real Estate Transactions, September 2017.
- Auteur, « Surplus Property Transition Initiative », article de BLG, août 2017
- Auteur, « New Energy And Water Consumption Reporting To Be Phased In For Large Buildings », article de BLG, mars 2017
- Auteur, « New and Improved Funding Options for Community Hubs », article de BLG, décembre 2016
- Auteur, « Significant Changes To The Land Transfer Tax Act », article de BLG, novembre 2016
- [Author, "Ontario's Community Hubs Initiatives Encourage Delivery of Community-Enhancing Services". Principal Connections, Fall 2016](#)
- Community Hub Strategies for Social Enterprise
- Auteur, « Ontario's Community Hubs Initiatives Encourage Delivery of Community-Enhancing Services », article de BLG, mai 2016
- Auteur, « Community Hubs: Strategies for Lead Agency De-Risking », article de BLG, mai 2016
- Auteur, « Dispositions of Surplus Properties by School Boards — How New Rules Benefit Community Hubs and Impact Others », article de BLG, mai 2016
- Auteur, « Introduction To Ontario's Community Hubs Strategic Framework And Action Plan », article de BLG, avril 2016
- Auteur, « Don't Stress with Distress: A Landlord's Distress Remedy in Delane Industry Co. Ltd. v. PCI Properties Corp. », article de BLG, février 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 2026 edition (and since 2014) of *The Best Lawyers in Canada*® (Real Estate Law).
- 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 2025 edition of *The Canadian Legal Lexpert*® *Directory* (Charities/Not-For-Profit Law), since 2021 (Property Leasing) and in the 2023 edition (and since 2021) (Property Development).
- Recognized in the 2021 edition of *Lexpert Special Edition: Energy*.

## Bar Admission & Education

- Ontario, 2001
- LLB, Université de Western Ontario, 1999
- Political Science courses, Université de Western Ontario, 1994-96

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## BLG | Vos avocats au Canada

Borden Ladner Gervais S.E.N.C.R.L., S.R.L. (BLG) est le plus grand cabinet d'avocats canadien véritablement multiservices. À ce titre, il offre des conseils juridiques pratiques à des clients d'ici et d'ailleurs dans plus de domaines et de secteurs que tout autre cabinet canadien. Comptant plus de 800 avocats, agents de propriété intellectuelle et autres professionnels, BLG répond aux besoins juridiques d'entreprises et d'institutions au pays comme à l'étranger pour ce qui touche les fusions et acquisitions, les marchés financiers, les différends et le financement ou encore l'enregistrement de brevets et de marques de commerce.

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