



## Leonard D. Rodness \*

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*\* Legal services provided through Leonard Rodness Professional Corporation*

Len is a partner in our Commercial Real Estate Group. His commercial real estate practice spans a broad spectrum of real estate matters from transactions to development to secured lending to leasing to cost-sharing. Len's clients benefit from his wide ranging depth of knowledge and experience: he knows how the other side thinks, and the best way to act or react.

His experience in coordinating a legal team, smoothly conducting all due diligence matters, including title and off-title searches, lease reviews, zoning, development potential reviews and environmental and other property-related concerns, gives his clients the confidence necessary to make business decisions based on his advice.

Len represents some of Canada's most prominent developers and owners of regional shopping centres, as well as developers and owners of commercial, industrial and residential properties, and for borrowers and institutional and private lenders in secured lending transactions. Len also acts for both landlords and tenants in commercial and residential leasing matters.

Len has developed a particular expertise in dealing with the issues arising from multiple ownership of a property, including structuring ownership groups, severances of properties, reciprocal operating agreements, cross-easements, restrictive covenants and cost-sharing matters.

Working extensively with other members of the Commercial Real Estate Group, Len has also developed special expertise in drafting and reviewing cost-sharing agreements relating to the development of residential subdivisions and commercial developments. These cost-sharing agreements allocate among several developers the costs of providing lands to municipalities for community purposes (such as for parks) and of installation of services such as sanitary and storm sewers to the benefit of all.

### Expertise

- ▶ Commercial Real Estate

### Awards & Recognition

- ▶ *The Canadian Legal Lexpert Directory* - Property Development
- ▶ *Chambers Canada* - Real Estate (2020 - 2023)
- ▶ *The Best Lawyers in Canada*® - Real Estate Law (2013 - present)

## Publications & Presentations

- ▶ Nov 18, 2015 | Presentation  
Reviewing Parcel Registers  
*Ontario Bar Association, Construction Law Section*
- ▶ May 13, 2015 | Presentation  
Preparing for the Interview  
*Ontario Bar Association, Young Lawyers Division*
- ▶ Feb 02, 2012 | Presentation  
Co-Tenancy Clauses in Leases  
*Breakfast Roundtable, ICSC Canadian Shopping Centre Law Conference*
- ▶ Feb 01, 2010 | Presentation  
Rooftop and Other Telecom Lease Issues  
*Breakfast Roundtable Co-Leader, ICSC Canadian Shopping Centre Law Conference*
- ▶ Mar 01, 2009 | Presentation  
Early Access Agreements  
*Breakfast Roundtable Co-Leader, ICSC Canadian Shopping Centre Law Conference*
- ▶ Apr 01, 2008 | Article  
Planning Issues for Ethanol Refiners  
*Ethanol Producer Magazine, April/May 2008, BBI International Media*
- ▶ Feb 01, 2008 | Presentation  
Collateral Security Bits and Bites  
*The Law Society of Upper Canada, Commercial Mortgage Transactions: Complex Issues in Documentation and Due Diligence*
- ▶ Mar 01, 2007 | Presentation  
Let's Live Together—Reciprocal Operating Agreements and Cost-sharing Agreements  
*Breakfast Roundtable Co-Leader, ICSC Canadian Shopping Centre Law Conference*
- ▶ Jun 01, 2006 | Presentation  
Reciprocal Rights of Way  
*Ontario Association of Committees of Adjustment Annual Conference, Niagara Falls, Ontario*
- ▶ Jan 01, 2005 | Presentation  
What's Fair is Fair: Understanding Cost-sharing and Reciprocal Operating Agreements  
*The Law Society of Upper Canada, Second Annual Real Estate Law Summit*

## Memberships

- ▶ BILD (Building Industry and Land Development Association)
- ▶ Canadian Bar Association
- ▶ ICSC (International Council of Shopping Centres)

## Community Involvement

- ▶ Director, Pavilion Project, a non-profit organization which will commission an annual architectural design competition to build a temporary structure in Toronto which expands the limits of design
- ▶ Co-chair, Magna Carta Canada, a non-profit organization bringing an original copy of the Magna Carta and the Charter of the Forest to Canada for a four city tour in 2015. Visit Magna Carta Canada's website at [www.magnacartacanada.ca](http://www.magnacartacanada.ca), and follow Magna Carta Canada on Twitter - @MagnaCartaCAN

- ▶ Co-chair 2008-2009, HeartBeat Invitational, a parent-child charity golf tournament which raised more than \$30,000 for North York General Hospital Foundation, The Heart and Stroke Foundation and Rehab Toronto

## Credentials

- ▶ Called to the Ontario Bar, 1988

## Education

- ▶ LL.B., Osgoode Hall Law School, 1986