

REPRESENTING LANDLORDS AND TENANTS: CREATING WIN-WIN RELATIONSHIPS FOR ALL pdf

1: Home - Strategic Leasing Law Group

Demountable walls are a win-win for both Landlords and Tenants. All landlords will tell you the best tenant relation strategy is cost containment.

Both the landlord and the tenant agree to create a business relationship by signing a residential tenancy agreement. This is also called a lease and is signed by both sides. According a report on CBC news the Ministry of Housing has now created a new mandatory document for landlords and tenants to sign to begin this business relationship. You can download the new Ontario Landlord Standard Lease here. Standard Lease For Ontario Landlords The new standard lease will be required to be used by landlords and tenants beginning April 30, According to some tenant activists Ontario tenants have been demanding this since Furthermore these activists state this will be an excellent improvement on the current situation to protect tenants from bad landlords. What we have are carefully thought out legal clauses which protect both the landlord and the tenants. For years our members have complained about the poorly written OREA lease document that many new landlords and Realtors use. Experienced and successful Ontario landlords know that creating smart, legal lease clauses is a key part of their success. By creating a comprehensive lease, both the landlord and tenant can avoid potential confusion and conflict by making rules clear prior to the tenancy beginning. For example one long term landlord wrote on the Ontario Landlords Association forum: Two of the biggest problems I used to face was use of the shared laundry room and use of the yard. It was constant tenant vs. Both sides kept complaining to me. I added in information to my tenants about what their laundry privileges were times and dates for each parties usage and what part of the yard each side got. Since I did this the amount of tenant vs. In I was even thinking of selling! Fellow landlords at the OLA saved my rental business. However the real key to improve the Ontario rental industry is not a new lease template. This means they will be careful in the property and report any problems quickly to the landlord. With no damage deposit landlords regularly face garbage left behind, dirty properties and worse. This also cause problems with new tenants moving in. They move in and see garbage left around, fridges full of food and worse. Thousands of Ontario landlords wrote in to us when we asked for ideas when the Ministry was create the standard lease. This is really key for landlords, new and experienced alike, from Toronto to Ottawa to Thunder bay to Windsor and every where in between. Of course smart landlords will avoid illegal terms such as requiring the tenant to pay for all repairs for the rental. However you can add some important clauses to protect you and your rental business and protect your tenants too! Ontario Standard Lease And Additional Terms We need to improve the Ontario rental industry to help both good landlords and good tenants.

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2: Legal Articles for Bay Area Tenants | Tobener Law Center

Representing Landlords and Tenants: Creating Win-Win Relationships for All: A Texas McE Course.

Demountable walls are a win-win for both Landlords and Tenants. Demountable walls are a win-win for both Landlords and Tenants. All landlords will tell you the best tenant relation strategy is cost containment. Commercial property owners face a constant battle trying to strike a balance between the high cost of construction and the need to transform out-of-date space into attractive tenant-ready offices. NxtWall demountable architectural walls offer the perfect solution to this age-old dilemma. NxtWall demountable walls are flexible, functional but most of all, competitively priced and offer an alternative to drywall construction. We can do full reconfigurations for what other buildings spend for minor TI work. And we can modify spaces mid-term when needs change. Tenants really like that attention, helping them do business their way. They are flexible and offer an economic alternative to standard drywall construction. Reconfiguring your office space can even be done overnight with minimal work stoppages in some instances. NxtWall maintains a day turnaround time on quotes and delivers product within a week standard lead time. NxtWall also offers a Quick Ship Program which fast-tracks orders using stock finishes, hardware, wallboard, or glass. It is not included with the initial framing shipment. NxtWall wall systems are flexible, reusable, and fast. Control costs with NxtWall architectural demountable walls. NxtWall demountable walls can be reconfigured and reused to meet your changing building needs. Demountable walls also offer minimal work disruptions, keeping workers safe from excess dust, paint fumes and down time. NxtWall architectural demountable wall products offer incredible savings and tax benefits. Tenants not only enjoy the flexibility of demountable walls but also find them aesthetically pleasing. NxtWall Architectural Wall Systems offers endless customization whether you are looking for vinyl, laminate, tackable fabric board, writable whiteboards, translucent resin panels or even 3D designs.

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3: Prime Retail Advisors

Landlord/Tenant law covers all aspects of renting a property. Lawyers can help landlords create an enforceable lease without any illegal provisions. Landlords will probably find landlord tenant attorneys and invaluable source of information regarding the laws for security deposits, repairs and maintenance, and eviction.

This specialization allows us to provide high quality, cost effective leasing work, while meeting the stringent timing requirements of leasing transactions. Click on "Read more" below each biography for direct contact information. She has extensive experience representing landlords with national lease portfolios, national retail tenants and office tenants. You need JavaScript enabled to view it. Friedler concentrates her practice on commercial leasing transactions and related property management matters. For more than 30 years, she has focused on retail and office leasing and related matters, representing landlords and tenants. Ellen has extensive experience representing landlords with national lease portfolios, national retail tenants and office tenants. She has worked on major leasing transactions involving regional shopping centers, life-style centers, office buildings and mixed-use properties. Ellen has developed significant relationships within the commercial leasing community on both the legal and business sides. Ellen has also developed an extensive catalog of leasing forms and language that permits the commercial leasing group to streamline the lease negotiation and drafting process. She is also a contributing author to a lease negotiation handbook and has been a frequent speaker at retail industry events, including ICSC and PLI. Prior to founding Strategic Leasing Law Group, Ellen was a Partner at Neal Gerber Eisenberg and the chair of the commercial leasing practice group, where she focused on commercial leasing transactions, as well as assembling and training a group of highly experienced legal professionals in the commercial leasing specialty. Zell had an interest. Prior to joining Rosenberg in , she worked at Metropolitan Structures, a national office building developer, where she was a co-head of the office leasing group. Harvard Law School J. Susan Kim Senior Counsel Susan has extensive experience representing developers, investors, lenders, landlords and tenants in acquisition, disposition, financing, development and leasing of property. Susan has managed all aspects of complex real estate transactions from inception through completion, including drafting and negotiating purchase and sale agreements, retail, office, industrial and ground leases, subleases and related documents, as well as declarations, reciprocal easement agreements and other ancillary agreements. Susan has also worked in the public sector, representing the agencies, boards and commissions under the jurisdiction of the Governor of the State of Illinois in the acquisition, disposition and leasing of property. Pupino Paralegal Amy has significant experience negotiating and drafting retail, office and industrial leases and lease amendments, as well as relocation agreements, termination agreements, landlord lien subordination agreements, data service provider access agreements, assignments, and related documents. In addition to her leasing work, Amy is a proven negotiator that has closed deals with a wide range of national, regional and small clients for properties across the country. Cornblath Founding Partner Working on his first headquarters lease almost 30 years ago, Glen has wide-ranging experience finding solutions for landlords and tenant, successfully completing office, retail and industrial leases across the country. Cornblath Founding Partner Serving as a valued adviser, Glen provides his clients with legal advice that not only contributes to overcoming business challenges and increasing profitability but also aligns with larger business goals. Over the last 30 years, Glen has developed significant experience in commercial leasing for retail, office, industrial, single-user and mixed-use properties nationwide. Representing both landlords and tenants gives Glen the perspective to generate solutions for clients and to create constructive, ongoing relationships between the parties. When not advocating for his clients, Glen can be found participating in industry groups and educational programs related to his practice. University of Pennsylvania Law School J. Mary Kay McCreery Senior Counsel Mary Kay focuses her practice on all areas of commercial real estate law with a focus on shopping center development and retail leasing. She has extensive experience in leasing both retail and office as well as in real estate acquisitions, dispositions and

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development transactions. Mary Kay has broad experience drafting leases, REAs, purchase and sale agreements and other real estate agreements in connection with the development and redevelopment of enclosed, lifestyle and open air shopping centers located around the country. University of Notre Dame J. Bendersky Founding Partner Wendy has over 22 years of experience as a real estate attorney and exclusively focuses on commercial leasing transactions, representing both landlords and tenants in the drafting and negotiation of retail, office and industrial leases and related documents. Bendersky Founding Partner Wendy is a seasoned real estate attorney focusing exclusively on commercial leasing transactions. She represents both landlords and tenants in the drafting and negotiation of retail, office and industrial leases and related documents, such as lease guaranties, SNDAs, amendments and assignment agreements, for space in regional shopping centers, lifestyle centers, and mixed-used projects across the country. During her 22 years of practice, Wendy has developed significant relationships with many national retail tenants and their counsel which allows her to efficiently and effectively conclude lease transactions on behalf of landlords. However, her work on behalf of both landlords and tenants allows her to navigate both sides of any lease transaction to a successful conclusion for all parties involved. Wendy is consistently able to finalize lease transactions while maintaining strong relationships with her clients and her counterparts. She has successfully completed leases on behalf of landlords with the following tenants: She also successfully represents several national big box tenants in the preparation and negotiation of their leases and related documents for space across the country. Before founding Strategic Leasing Law Group, Wendy was a partner at Neal, Gerber Eisenberg in the Commercial Leasing Group representing both landlords and tenants in a wide variety of leasing transactions for properties across the country. Wendy began her career as a general real estate attorney practicing in San Francisco, California, most recently with Coblenz, Patch, Duffy and Bass. Livingstone Director of Lease Administration Sarah has over 30 years of experience in the drafting and negotiating of retail and office leases and related documents for national and regional clients. Livingstone Director of Lease Administration Sarah has over 30 years of experience in the drafting and negotiating of retail and office leases and related documents for national and regional shopping centers and mixed-use projects across the country. Her broad range of experience and extensive knowledge of retail and office leases allows her to navigate and successfully conclude even the most challenging leasing transactions. Sarah received a paralegal certificate in from Roosevelt University in Chicago. Hibbard Senior Counsel Tamara concentrates her practice on all areas of commercial leasing law. She has extensive experience representing developers, institutional investors, regional mall owners and retailers in the acquisition, disposition, financing, development and leasing of retail, office and industrial real estate. She has managed all aspects of complex real estate transactions from inception through completion, including the drafting and negotiation of purchase and sale agreements, retail, office, industrial and ground leases and ancillary documentation, secured loan documents, reciprocal easement and operation agreements and joint development agreements. Illinois Dylan Lower Paralegal Dylan has significant experience negotiating and drafting retail leases, lease amendments, assignment agreements, relocation agreements, lease terminations and related documents. In addition to his leasing work, Dylan also has assisted in commercial and residential real estate closings where his duties included reviewing title commitments, plats of survey, coordinating exchanges and generating and reviewing closing documents.

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4: Brandofino, Keith

Landlords and tenants don't always have good relationships. In fact, sometimes what is told about some landlord and tenant relationships is downright awful.

Leasing Services Landlord Representation: John Propp Commercial Group has been matching leasing prospects with quality office, retail and industrial properties for more than 18 years. Providing skillful negotiations and the promise of a consistent and persistent follow-up of all potential tenants, together with a focused, consistent and calculated marketing plan, has branded John Propp Commercial Group as an important resource to the brokerage community and the general public when they are seeking to lease commercial real estate. I wish you could train some of the other agents I have worked with. Doud, June We strive every day to provide you with property leasing services second to none. Thank you for the opportunity to earn your business. John Propp Commercial Group represents tenants seeking commercial real estate. We pride ourselves on listening to our tenant clients; determining their needs and presenting them with as many options as are available in the marketplace. Our extensive experience in representing landlords translates into a benefit for our tenant representation clients. From letter of intent to lease negotiation to moving coordination assistance, John Propp Commercial Group stays actively involved from beginning to end. Within 90 days of that engagement, we had signed a lease and were moving into our new location. We are a highly recognizable real estate company with over 50 readily identifiable marketing signs posted throughout the Denver Metro Market. Together with our other avenues of consistent marketing, we have created a lead generating synergy that benefits all of our clients. In many cases, a prospective tenant inquiry can be directed to more than one location that may suit their needs. In other situations, we are able to assist a tenant in one location to set up a second location at another property of ours. John Propp Commercial Group makes the promise of a consistent and persistent follow-up of all potential tenant leads. The Propp Leasing team works diligently to keep landlords regularly informed as to the progress of marketing efforts, tenant inquiries and showing feedback. Learning the reason why a prospective tenant chooses not to lease is the most important feedback the leasing team can share with the landlord. The Propp Leasing team is proud of their responsiveness. No call or contact goes unattended; something we cannot say about some of the competition. One of the most important services The Propp Leasing team provides is a thorough review of the competition in the specific market area. A current market analysis is the basis for setting asking rates at any particular property. It is very powerful to know about the competition that the prospect may have, or will eventually see. A thorough knowledge of the specific market area gives the landlord invaluable information allowing for the ability to react quickly to make price or other adjustments to meet the changing competition. As all lease offers tend to have individual requirements, specific clauses, and certain costs, the Propp Leasing Team also assists the landlord in analyzing the financial aspects of any one lease proposal, or to assist in comparing competing offers. When is a lease a good deal? We are happy to help you decide. We assist the landlord in obtaining financial information and disclosures from prospective tenants. We are able to acquire Dunn and Bradstreet reports as well as personal credit and criminal histories for landlord review, at no cost to the landlord. At the center of everything we do is a consistent and repetitious marketing plan. Our marketing plan includes: The e-mail templates are sent as broadcasts to the total brokerage community, and are used as a first reply to many of the sign call leads. We maintain proprietary e-mail marketing lists, fine tuned for specific properties. John Propp Commercial Group Web Page – We maintain a vibrant and current web page as a portal to our available inventory and as a resource to the general public. Print advertising – We maintain a regular print advertising schedule in the Colorado Real Estate Journal trade magazine. The advertisement rotates properties at each insertion. Whether your particular property is shown or not, the reoccurring advertisement creates activity that benefits all properties. Internet – As an important part of the marketing efforts at John Propp Commercial Group, we take full advantage of the power and reach of the Internet. This national commercial real estate database prides

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itself on researched and verified information to deliver to its clients. CoStar provides listings and information to its members and uploads the listings to LoopNet for general public viewing. Catylist partners with brokerage firms, local associations, and economic development communities to create a customized, local database for our market to subscribers. Through Catylist, John Propp Commercial Group markets our listings to the brokerage community, via e-mail. We consider each property independently and create a specific targeted marketing plan for just that property. As a part of a targeted marketing plan, all or some of the techniques below are employed: Cold Calling – Cold calling or door to door canvassing of neighboring properties. Direct Mail – Postcards – Direct mail campaign to select business types or to a specific area, NCIS code or brokers specializing in that property type and location. Info USA – Mailing list provider – Target specific tenants in a specific area through postcard or brochure mailers. Economic Development Agencies – Submitting information to development agencies that may be able to direct new or relocating businesses. John Propp Commercial Group looks forward to putting a marketing plan in place for your property!

5: Commercial Landlord & Tenant Lawyers Denver CO

experience for them - senior social clubs become a win-win situation for both tenant and landlord. With regard to the two rental properties involved with the project: one is continuing to offer a weekly scheduled drop-in tea-time in the common room; and in the other property, the senior social.

6: Brad Harrell, CCIM - KW Commercial Broker/Senior Director

Representing both landlords and tenants gives Glen the perspective to generate solutions for clients and to create constructive, ongoing relationships between the parties. When not advocating for his clients, Glen can be found participating in industry groups and educational programs related to his practice.

7: residential tenancy agreement – Ontario Landlords Association

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8: Real Estate Law FAQ | Schorr Law

buyer and tenant agents or brokers may represent the interests of the buyer or tenant even if compensated by you or the seller or landlord, and 3) any potential for you to act as a disclosed dual agent.

9: Ira Spilky & Associates

With decades of experience representing landlords and tenants, and an advanced proprietary platform featuring an extensive database, R.B. Murray Company has the expertise, relationships, and technological capacity to manage both sides of the commercial leasing transaction.

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And Then She Found Him Corduroy Charlie, the boy bravo, or, Deadwood Dicks last act Basic Economics (with InfoTrac and Economic Applications Printed Access Card) The master of the inn Implementing Outcome-Based Homecare Communicating mathematics Google sheets to script The wicked wit of winston churchill Charles Dickens (Blooms Biocritiques) The world they made together The Artist as Polyhistor Road through the rain forest Teacher and the crown prince Freud Under Analysis: History, Theory, Practice Chemistry 11th edition raymond chang Thus Spake the Corpse : An Exquisite Corpse Reader 1988-1998 Sat 2 chemistry syllabus Forms and Symbols Dalrymple the age of the earth The neurotic foundations of social order Management of transport flows VI. The palace on the floor J P transformer book Primary Mathematics 2A Textbook (Singapore Math) Selection Interviewing Wrinkle in time book William A. Gardner. Transplantation Drug Manual (Landes Bioscience Medical Handbook (Vademecum)) Space based solar power seminar report Technical interview questions and answers for mechanical engineers Career with death. Lectures in modern analysis and applications. Auckland (Panarama 360) Prayers promises for teachers Capital budgeting under capital rationing Illustrated catalogue of the pictures &c. in the Shakespeare Memorial at Stratford-upon-Avon Introduction to meta-analysis Burgundy under Margaret of Bavaria Gargantua et Pantagruel The squadrons of the Royal Air Force