

GREEN GERMANN SAKRAN

BARRISTERS, SOLICITORS & NOTARIES

BLAIR W. GREEN, B.COMM., LL.B. (1972 - 2008)
GORDON P. GERMANN, B.A.Sc., P.ENG., LL.B. (retired)
KARMEL SAKRAN, B.A., LL.B.
W. EARL TAYLOR, B.A., LL.B.
MARYAM MANTEGHI, B.A., LL.B.
GIOVANNI (VAHN) D'AMELIO, B.A., LL.B.
NADER LAWEN, B.A., LL.B.
MATTHEW LESLIE, LL.B.

MAIN OFFICE:
411 GUELPH LINE, P.O. BOX 400
BURLINGTON, ON L7R 3Y3

TOLL FREE: 1 (855) 512-8002
LOCAL TEL: (905) 639-1222
FAX: (905) 632-6977

IN ASSOCIATION WITH THE LAW FIRM OF SERAFINI SAKRAN (Oakville)

Offices in Burlington, Oakville,
Milton, Mississauga & Hamilton

COVID-19 & Commercial Tenancies (as of March 27, 2020)

The Ontario government hasn't provided any assistance yet to commercial tenants. There is mounting public and media pressure to get something done before April 1st. Media reports have been urging commercial landlords to be lenient with their tenants and show some compassion such as:

- Rent deferrals;
- Rent abatements;
- Alternative pay structure;
- Short term arrangements.

Here are some points of what is going on:

- Businesses hit by COVID-19 plead for rent relief from Landlords.
- Many commercial tenants are frustrated that the Ontario government hasn't provided any assistance for commercial rents.
- Thousands of small business owners across Canada are worried that they won't be able to pay rent when they get almost no revenue coming in.
- Some Landlords have offered rent deferrals or abatements while many other Landlords are holding tenants to the terms of their lease.
- Business groups are calling on governments to subsidize rents for small businesses hit by COVID-19 pandemic and want evictions prohibited, a protection now offered to some residential tenants in Canada.
- As the April 1, 2020, rent deadline looms, small business owners are scrambling to pay rent.
- Landlords argue they too are business owners with bills to pay.
- Politicians across Canada are asking landlords to be more accommodating to their tenants.
- Unlike residential tenancies, the Provincial government has not obtained an emergency court order suspending the eviction of commercial tenants.

- Dan Kelly, President of the Canadian Federation of Independent Business (CFIB) is quoted as saying: “It’s time for the provincial government to step in and offer the same protections to commercial renters that they’re offering to residential renters.”. See *Globe and mail*, March 24, 2020:
 - CFIB also wants provinces to support small businesses by deferring or paying all or part of their rent and taxes until the economic impact of the coronavirus clears. If small business owners don’t get the support needed to pay their rent, landlords will likely be next to face a financial crunch.