

# Stuart Chaimberg

## Partner

### Toronto

#### OFFICE

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## Industries & Expertise

### INDUSTRIES

Hospitality | Retail

### EXPERTISE

Real Estate | Transactions & Leasing

## Biography

### BAR ADMISSION

Ontario, 2017

Quebec, 2014

### EDUCATION

- LL.M., Université de Montréal, 2013
- J.D. (Common Law), Université de Montréal, 2011
- LL.B. (Civil Law), Université de Montréal, 2010
- B.A. (History, with great distinction), McGill University, 2007

### LANGUAGES SPOKEN

English, French

Stuart Chaimberg is a partner in Miller Thomson's Real Estate Group, focusing on the area of commercial leasing. A member of the Ontario Bar Association and the Barreau du Québec, Stuart is fluent in both English and French. He regularly advises clients on matters involving both common law and civil law concepts inherent in commercial leasing and real estate transactions across Canada.

Stuart regularly presents at conferences and authors articles and publications in the commercial leasing field. In addition to his involvement in the commercial leasing industry, Stuart is actively involved in his community, particularly with Ronald McDonald House Charities (RMHC) Canada.

With extensive experience in all aspects of commercial leasing, Stuart deals with matters relating to retail, office, industrial, restaurants, mixed use, and hospitality properties. His practice is evenly balanced between representing landlords and tenants, thus enabling him to understand the interests underlying the positions taken by the other party to the transaction, and to provide practical advice to resolve outstanding issues.

## Industry involvement

### Recognition

- *Recognized as a Thomson Reuters Stand-out lawyer*, 2023-2025
- *The Canadian Legal Expert Directory – Property Leasing*, 2024 – 2025
- NAIOP Canadian “Investment Deal of the Year”, 2018 (recognized as part of the purchaser’s advisory group award winning transaction)

### Thought leadership

#### Conferences & presentations

- *Smart Shopping Centres*, roundtable co-leader with Cindy Aulicino, ICSC+ Canadian Law Conference, April 8, 2024
- *Data Privacy and Commercial Leases*, presenter, Law Society of Ontario’s Eight-Minute Commercial Leasing Lawyer, February 28, 2024
- *May the Force Majeure Be with You*, roundtable co-leader with Lori Goldberg, ICSC+ Canadian Law Conference, May 5, 2023
- *Condominium Conundrums*, presenter, Law Society of Ontario’s Eight-Minute Commercial Leasing Lawyer, March 1, 2023
- *Redevelopment Implications*, roundtable co-leader with Joshua I. Selby, ICSC Canadian Law Conference, September 22, 2022
- *If All Dogs Go to Heaven, Can All Pets Go to the Office?*, presenter, Law Society of Ontario’s Six-Minute Commercial Leasing Lawyer, March 3, 2022

- *Important commercial leasing cases for lawyers and tenants; a civil law and common law perspective*, co-presenter with Steven Chaimberg, Open Forum Ouvert Strategic Days Conference, May 26, 2021
- *How Peaceful is Peaceable Enjoyment? A Review of and Comment on Hengyun International Investment Commerce Inc. v. 9368-7614 Quebec Inc.*, presenter, Law Society of Ontario's Six-Minute Commercial Leasing Lawyer, March 2, 2021
- *Implications for Landlords and Tenants When Retail Space in a Centre is Converted to Non-Retail Uses*, presenter, Law Society of Ontario's Six-Minute Commercial Leasing Lawyer, February 13, 2020
- *Are Anchors the Answer? Ensuring Shopping Centre Success in the New Millennium*, roundtable co-leader with Joshua I. Selby, ICSC Canadian Law Conference, March 27, 2019
- *One Click: The Changing Nature of Commercial Leases in the New Millennium*, roundtable co-leader with Joshua I. Selby, ICSC Canadian Law Conference, April 30, 2018
- *To Infinity and Beyond – How New Technology is Affecting Commercial Leases*, roundtable co-leader with Joshua I. Selby, ICSC Canadian Law Conference, April 27, 2017
- *Just What the Doctor Ordered – The Prescription for Medical and Health-Oriented Tenancies*, roundtable co-leader with Joshua I. Selby, ICSC Canadian Law Conference, April 22, 2016

## **Publications**

- "Lease consent considerations from a corporate due diligence perspective", Miller Thomson *Real Estate Report*, May 24, 2023
- "5 lease considerations for trucking companies", Today's Trucking, April 3, 2023
- "Traiter les clauses de réaménagement dans les baux commerciaux", Droit-Inc, February 21, 2023
- "Dealing with redevelopment clauses in commercial leases", Miller Thomson *Real Estate Report*, February 9, 2023
- "Bill 96 and its impact on real estate matters in Quebec", Miller Thomson *Real Estate Report*, August 2, 2022
- "Bill 96 and its impact on immovable property registrations", Miller Thomson *Real Estate Report*, October 8, 2021
- "Cross-country COVID-19 check-up", Miller Thomson *Real Estate Report*, November 12, 2020
- "COVID-19 in commercial leasing – the "Phantom Menace"?", Miller Thomson *Real Estate Report*, July 30, 2020
- "Restrictive commercial use servitudes in Quebec: The door is shut", Miller Thomson *Real Estate Report*, May 13, 2020
- "The Exclusive on 'Exclusive Use' Clauses in Quebec", Miller Thomson *Real Estate Report*, November 2016
- *Quebec Legal Update*, ICSC Canadian Law Conference, 2014 to the present

## **Community roles**

- Ronald McDonald House Charities Toronto, Young Professional Committee

## **Memberships & affiliations**

- Law Society of Ontario
- Québec Bar
- International Council of Shopping Centers (ICSC)