

## Distressed Real Estate Assets

Our Aird & Berlis LLP Distressed Real Estate Asset Group brings broad experience in providing practical legal advice and implementing innovative solutions with respect to all types of distressed real estate situations. We handle the full range of enforcement proceedings, such as powers of sale, foreclosure, attornment of rents and receiverships on behalf of secured lenders and borrowers, and lease termination, landlord distraint and realization of security on behalf of landlords and tenants.

In addition, the group incorporates our firm's Real Estate, Insolvency and Restructuring, Municipal and Land Use Planning, and Litigation Groups and works closely with our firm's Tax Group on more complex insolvency proceedings representing both lenders and landlords as well as borrowers and commercial tenants under both the *Companies' Creditors Arrangement Act* (CCAA) and the *Bankruptcy and Insolvency Act*, where such proceedings touch and affect real estate assets.

Most significantly, our Distressed Real Estate Asset Group provides effective advice to debtors and creditors and to landlords and tenants in structuring and negotiating standstill, forbearance, tenant assistance and other similar arrangements tailored to the specific requirements of the parties when faced with challenging circumstances.

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