fogler rubinoff

Aida Nabavi

Associate

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Aida practices exclusively in the area of commercial leasing. She represents landlords, tenants, developers, franchisors, franchisees, REITs, lenders, First Nations, and property managers in connection with office, retail, industrial, mixed-use, and specialty properties, including cannabis, restaurant, renewable energy, and residential projects.

Known for her thorough approach, responsiveness, and ability to anticipate and resolve problems before they escalate, Aida is a trusted advisor to clients navigating both routine and complex commercial leasing matters. She is regularly engaged to draft, review, and negotiate leases and ancillary agreements, and frequently advises on amendments, assignments, subleases, surrenders, terminations, and lease-related disputes. Her practice spans all aspects of commercial leasing - from acquisition and financing due diligence to structuring and negotiating sophisticated lease arrangements with institutional landlords and national tenants.

In addition to her leasing work, Aida advises clients on a variety of corporate and commercial matters, including the preparation and negotiation of license agreements, service agreements, and other commercial contracts.

Aida is a frequent contributor to industry publications and has written articles on commercial leasing topics. She presents regularly at firm programs and returns annually to lead roundtables at the International Council of Shopping Centres (ICSC) conference.Committed to giving back to her community, Aida actively volunteers with several organizations, including Circle of Care and The Law Society Foundation, and was nominated for the Ontario Volunteer Service Award in recognition of her longstanding contributions.

PRACTICE AREAS

Commercial Real Estate

Commercial Leasing

Recent Insights

COMMERCIAL REAL ESTATE

Education & Memberships

EDUCATION

Called to the Ontario Bar, 2021

Osgoode Hall Law School, J.D., 2020

York University, B.Sc.,2016

MEMBERSHIPS

ICSC (Innovating Commerce Serving Communities)

Christian Legal Fellowship

Ontario Bar Association

Canadian Bar Association

Awards & Recognition

2025 Volunteer Service Award
Province of Ontario

Speaking Engagements & Publications

Speaker, ICSC + Canadian Law Legal Roundtable - How to Manage a Request for Consent to a Transfer and When Can a Landlord Withhold Consent?
International Council of Shopping Centers, April 2026

Competition Act Amendments and Universities/Colleges Retail Leases
Article

COMMERCIAL REAL ESTATE
No Duty to Mitigate Before You Terminate… Yet: Commercial Landlords in Ontario
Article

Congratulations to Aida Nabavi
Community

COMMERCIAL REAL ESTATE
Competition Act Amendments & Hospital Retail Leases
Article

COMMERCIAL LEASING
Beyond the Purchase Price: Evaluating Leasing Risks in Commercial Acquisitions
Article

COMMERCIAL LEASING
Navigating New Terrain: The Impact of Competition Act Amendments on Commercial Real Estate Leases
Article

COMMERCIAL LEASING
When Tenants Go Broke: A Landlord's Guide To Surviving The Insolvency Apocalypse
Article

COMMERCIAL LEASING
Take it or Leave it: Landlords and Tenant Property
Client Seminar

COMMERCIAL LEASING
Lease vs. License – What is the difference? Or if it looks like a lease and reads like a lease…
Article

COMMERCIAL LEASING
What Does Quiet Enjoyment Mean Anyway?
Article

COMMERCIAL REAL ESTATE
Women in Real Estate
Article

COMMERCIAL LEASING
The Six Minute Commercial Leasing Lawyer – The Law Surrounding Estoppel Certificates
Article

A Regular Phone Call Can Make a World of Difference for Isolated Individuals
Community

COMMERCIAL REAL ESTATE
Canada Emergency Rent Subsidy Holiday Update
Article, COVID-19 Resource

COMMERCIAL REAL ESTATE
Come See The Many Sides Of "Cers" (Canada Emergency Rent Subsidy): New Targeted Government Support Program To Help

Speaker, ICSC + Canadian Law Legal Roundtable - Lease Due Diligence When Acquiring Properties
International Council of Shopping Centers, May 2025

Speaker, ICSC + Canadian Law Legal Roundtable - Bankruptcy and Insolvency Law for Leasing Professionals
International Council of Shopping Centers, April 2024

Speaker, ICSC + Canadian Law Legal Roundtable - How to Deal with Abandoned Property
International Council of Shopping Centers, May 2023

Speaker, ICSC + Canadian Law Legal Roundtable – What Does Quiet Enjoyment Mean Anyway?
International Council of Shopping Centers, September 2022

Businesses Through The Pandemic
Article, COVID-19 Resource