



Ben Leith

Partner

Contact Information

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Office

Toronto

Expertise

- Real Estate & Development

Biography

Ben Leith is a partner in the Real Estate & Development Group at Cassels. Ben's practice focuses on real estate financings offering support to clients on a wide range of mortgage transactions including credit tenant financings, syndicated bank facilities, project financing and traditional mortgage lending. Ben has acted for a wide range of financial institutions on mid- and large-scale real estate lending transactions.

Over the course of his legal career, Ben has acted on credit facilities securing real and personal property, acquisition financings, asset-based loans, project financings, debt restructurings, high yield bond offerings and private equity investments. Prior to joining Cassels, Ben was Counsel in the Real Property & Planning Group at a national law firm, managing deal teams on debt financing transactions.

Ben graduated from the HBA/LL.B. concurrent degree program at the University of Western Ontario, Faculty of Law and the Richard Ivey School of Business in 2007.

Ben's representative work includes acting for:

- A major Canadian bank on the acquisition financing of a property in Kingston, Ontario
- A major Canadian bank in its \$45 million secured revolving credit facility in respect of four properties
- The agent and lenders in respect of a \$142 million construction loan in Vaughan, Ontario
- An insurance company on the refinancing of a commercial real estate asset in Mississauga, Ontario
- The lenders on a \$158 million site servicing facility in respect of a development in Pickering, Ontario
- A lender in a \$15 million land assembly in Toronto, Ontario
- The agents and lenders in connection with a term mortgage loan and a revolving asset-based loan to a leading meat processor to facilitate its acquisition of new plants
- A multinational energy company in establishing its global financing program

Ben has presented and written on various topics including the structure of secured lending transactions; real property and the PPSA, credit agreements and legal opinions. Selected publications include:

- Co-Chair, *Perfect Your PPSA Skills Program*, Osgoode Professional Development
- Author, *Supreme Court of Canada Sides With Secured Creditor in Fraud Case*, National Banking Law Review, October 2011, Volume 30, Number 5

Achievements

- *Post Village*, Toronto's Best Lawyers 2022 (Real Estate)

Recent Representative Work

- Canopy Growth Enters US\$750 Million Credit Facility

Pro Bono & Community Involvement

- Windmill Microlending (pka Immigrant Access Fund Canada)

Education / Bar Admissions

- HBA/LLB, Western University, 2007
- Ontario, 2008

Associations

- Canadian Bar Association
- Law Society of Ontario
- Ontario Bar Association