

Cannabis Checklist—Commercial (Landlord)

Check off each item as they are completed

Done

Real estate professionals who are representing a landlord where a tenant is intending to use the property as a cannabis dispensary should discuss the following

- Advise your landlords to check the existing tenant leases to ensure that they are not restricted from entering into a lease with a cannabis retail store.
- Advise landlords to check with existing tenants to see if they have any objections to a prospective cannabis-related tenant.
- Advise landlords that some future tenants may not want to be in the same location as a cannabis store.

Landlords seeking to rent to cannabis dispensaries

- Ask prospective tenants if they can meet the cannabis business requirements as set out by Alberta Gaming, Liquor & Cannabis (AGLC).
 - If the tenant is refused a licence, what is the impact on the landlord?
 - Advise the landlords to require pre-payments to protect themselves.
 - Advise landlords to carefully consider the tenant's covenant.
- Advise landlords of the improvements required to the premise to ensure odours do not impact other tenants.
 - How will these improvements be dealt with at the end of the lease?
- Advise landlords to speak with their insurers to confirm if the proposed use of the premises will not violate their insurance policies before entering into the lease.
 - Does the landlord want to pass on additional costs in the landlord's insurance to the tenant?
 - Does the landlord want lease terms that enable them to terminate the lease if the insurance is put in jeopardy due to the tenant's business?