

HELPFUL COMMERCIAL LEASING,
ARBITRATION AND MEDIATION TIPS

PRESENTED BY: HARVEY M. HABER, Q.C., L.S.M., C. ARB, C. MED.

Distress – When?

I have indicated to you that a commercial landlord can seize a tenants goods, chattels and inventory for outstanding rental arrears. The question is, “can a commercial landlord do so at any time”?

No, a landlord can only seize a tenants goods after sunrise and before sunset. It is an old law, but it is still the law.

Can the landlord exercise the distress between sunrise and sunset on any day during the week?

Yes, even on a Sunday!