

Matti Scheffer

Advokat, Partner

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Matti Scheffer specialises in commercial rental law and real estate law. Matti also has extensive experience in procedural law and regularly represents both Swedish and international property funds and leading real estate companies in disputes in rent tribunals and in general courts as well as in arbitration proceedings. Matti is recommended by the ranking institute The Legal 500 (EMEA 2025).

Matti advises on all matters related to rental law and real estate law, such as negotiations of the terms and conditions of leases and related agreements for both landlords and tenants, termination and renegotiation of leases, property management agreements, rental agency agreements, sale and leaseback, leasehold issues, valuation issues, etc. and disputes concerning such matters.

Matti regularly teaches courses in rental law for several leading course organisers. He also works closely with the Swedish Bar Association to determine new policy and legislation on rental and lease law.

Mentions:

Matti Scheffer has been a very good contact, as we feel that help is always available quickly. *Legal 500 2025*

Services

Real Estate and Transactions
Commercial Rental Law
Dispute Resolution

Education

Stockholm University, Jur.kand. (LL.M.) (1999)

University of Essex (1997 - 1998)

Work experience

Kilpatrick Townsend & Stockton Advokat KB (2011 –)

Advokatfirman Cederquist KB, Advokat (2008 – 2011)

Advokatfirman Vinge, Advokat (2003 – 2008)

Svea Court of Appeal, Administrative Court Clerk (2002 – 2003)

District Court of Nacka, Assistant Judge (2000- 2002)

Lagerlöf & Leman Advokatbyrå AB, Trainee (1999 – 2000)

Experience:

- Advisor to several Swedish and international real estate companies and funds in lease and property law matters, such as negotiating new lease agreements and renegotiating existing leases, etc.
- Advisor to several Swedish real estate companies on premature eviction (before trial) of commercial tenants who have stopped paying rent due to alleged counterclaims etc.
- Represented an international real estate company in arbitration proceedings concerning damages etc. due to delayed access to premises.
- Advisor to a leading Swedish real estate company on the negotiation of a 12-year lease regarding 16,000 square meters of premises for a government agency, including refurbishment of the premises.
- Advisor to a property owner (foundation) on the termination of a lease due to several material breaches of contract.
- Advisor to an international real estate company on premature eviction (before trial) of a commercial tenant for material breach of contract.

- Advisor to a leading Swedish real estate company on the negotiation of a 25-year lease agreement regarding 14,000 square meters of premises.
- Advisor to a leading Swedish school group on the negotiation of several 25-year leases.
- Advisor to a tenant regarding early termination of a 15-year lease for material breach of contract.
- Represented a German-English property fund in a dispute concerning the termination of a major lease agreement.
- Represented a large online gambling company in a rent dispute concerning certain deficiencies in premises in the centre of Stockholm.
- Advised Newsec Asset Management on rental agency agreements for its Swedish operations.
- Advised a German-English real estate fund on the negotiation of a property management agreement for its properties in Sweden.
- Represented a German insurance company in a dispute concerning the contractual validity of certain premises under a lease agreement.
- Advisor to a Swedish real estate company on a sale and leaseback transaction of an industrial property in Gothenburg.
- Advisor to a major hotel chain on a sale and leaseback transaction of a hotel property to a German real estate

Swedish Bar Association

Advokat (2006)

Publications

The legal liability of the estate in a bankruptcy with respect to claims for leasing fees — when should the premises be considered to be at the landlord's disposal (Konkursbos massaansvar för hyresfordran – när skall en lokal anses ställd till hyresvärdens förfogande)? Juridisk Tidskrift no. 4. (2008/2009)

fund.
- Represented a Swedish real estate company in a valuation dispute regarding a property in Stockholm.