

# Alana Rusin

*Associate*

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Alana Rusin is a real estate litigator. She handles a wide range of commercial real estate disputes for developers, landlords, and land owners.

In her practice, Alana handles large-scale land use and zoning litigation, including disputes over special permits, Chapter 40B permits and variances. She also deals with landlord/tenant lease disputes, partition actions, broker fee cases, and other real estate-based contract disputes.

Alana also has experience in general business litigation, including in employment and probate matters.

## **Accolades**

- Massachusetts Lawyers Weekly Excellence in the Law [Up & Coming Lawyer](#), 2020
- Massachusetts Super Lawyers Rising Stars, 2013 - 2014, 2016-2019

## **Affiliations**

- Discovering Justice/Legal Apprenticeship Program, Justice Leader
- On the Rise, Board Member
- Women's Bar Foundation, Family Law Project for Domestic Abuse Survivors
- Massachusetts Continuing Legal Education: Pretrial Litigation Primer, Instructor
- Boston Bar Association
  - BBA Landlord/Tenant Lawyer for the Day Program

## **Admissions**

- Massachusetts
- District of Columbia

## **Education**

- Boston College Law School (J.D., *cum laude*, 2011)
- Tufts University (B.A., *cum laude*, 2005)

## **Community**

Alana is passionate about using her legal skills to help women in crisis. She provides pro bono representation to women and their families through the Women's Bar Foundation's Family Law Project for Battered Women. Through this organization, Alana represents women in court seeking 209A and 258E restraining orders.

She is also a Board Member of On the Rise, a women's day shelter. Alana is humbled by and appreciative of the opportunity to serve women and their families who need safety and stability to move forward with their lives.

## **Representative Matters**

### **Defense of Special Permit for Retailer**

Representation of a real estate developer defending against a neighborhood opposition group challenging the special permit issued to the developer to build a big box store. Alana is part of the team is currently preparing for trial in the Superior Court on multiple issues, including abutters' standing.

### **Contract Dispute for Broker Fee in Sale of Shopping Center**

Representation of a real estate investment trust in connection with a contract dispute regarding a broker fee for the sale of a shopping center. Alana handled the full range of discovery in the case, including taking and defending depositions before resolving the claim with a favorable settlement for the client.

### **Commercial Landlord Representation in Tenant Disputes**

Representation of commercial landlords in connection with a range of tenant disputes. These matters involve a range of multifamily, office, retail and other commercial property issues. Seek creative solutions to often difficult situations, using summary process eviction as well as reaching amicable resolutions wherever possible.

### **Sale by Partition of Historic Property**

Representation of a family seeking a sale by partition of historic properties in the heart of Harvard Square valued at more than \$100M.

### **Trial Victory for National Multifamily Developer Overturning Town's Denial of Permits**

Representation of a national developer of multifamily housing who was denied a permit to construct a 250-unit multi-family development. After a 4-day administrative hearing at the State Housing Appeals Committee, the Committee overturned the denial and ordered that the municipality grant the permit.

## Publications

October 13, 2020

**Law of the Land - October 2020**

August 25, 2020

**Law of the Land - August 2020**

July 6, 2020

**Law of the Land - July 2020**

March 6, 2020

**SJC Ruling is A Win for Development Industry**

Boston Globe

December 3, 2019

**Law360: What NY And Mass. Exxon Climate Suits Mean For Other Companies**

Law360

October 15, 2019

**Litigation Summary: Goodwill v. Kavanagh**

October 15, 2019

**Litigation Summary: Adverse Possession Claims**

December 2017

**Massachusetts Appeals Court Clarifies When Restrictive Covenants May Extend Beyond Thirty Years**

November

**Town of Chelmsford, et al. v. Newport Materials, LLC, et al**

November 2017

November

**Trustees of Cambridge Point Condominium Trust v. Cambridge Point, LLC**

November 2017

October 2017

## **Superior Court Upholds ZBA's Order that the Town of Falmouth Cease and Desist the Operation of Two Wind Turbines**

October 2017

### **Land Court Upholds Board of Zoning Appeal**

## **Blog Posts: Retail Law Advisor**

This blog keeps you connected to timely developments and emerging issues in retail law and covers a wide range of topics related to the retail, restaurant and consumer industry. We invite you to learn more about Goulston & Storrs and our Retail, Restaurant & Consumer Group.

December 20, 2017

### **Teavana and Whole Foods: Is the Pendulum Swinging in Favor of Protecting Mall Landlords Against Strategic Tenant Closures?**

As mall landlords continue to see substantial tenant vacancies, some landlords have begun to challenge solvent tenants who decide to go dark before the end of their lease. In two important recent cases — Simon Property Group, L.P. v...

October 11, 2017

### **Robots Will Reshape – Not Replace – Retail Work**

As we have discussed in earlier blog posts , rapid changes in the retail landscape due to the rise of e-commerce and a shift in customer's interests from old-school, one-stop department store shopping to experiential retail, has led to...

July 19, 2017

### **E-commerce Is Changing the Definition of Retail Employment**

The retail landscape is in the midst of a mind-boggling – and fast-moving – evolution. In a short amount of time, Americans have radically changed how they shop for things, utilizing multiple channels of shopping to meet their needs.&nbsp;...

March 22, 2017

### **How Grocery Stores Are Starting to Cash in on the Blue Apron Trend**

The Rise of the Gourmet Home Chef Boxed meal delivery services like Blue Apron and Plated have steadily risen in popularity since they entered the market in 2012. Meal kit delivery services offer consumers a no-hassle way to cook...

August 12, 2015

### **3D Printing: Potential Pitfalls For Retailers**

What is 3D printing? 3D printing, a seemingly futuristic method of manufacturing objects, is steadily moving into the mainstream as three dimensional printers have relocated from labs to the shelves of retail stores. 3D printing , or additive manufacturing...

April 29, 2015

**[Insert Your Trademark Here].sucks – Is Your Brand at Risk?**

In recent years, the Internet Corporation for Assigned Names and Numbers (ICANN), the non-profit entity responsible for maintaining the Domain Name System of the Internet, has begun to introduce hundreds of new top-level domains. Top-level domains (TDLs) are the last...