

2015

Document Registration Guide 16th Edition

Rose H. McConnell

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November 2014

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Library and Archives Canada Cataloguing in Publication

McConnell, Rose H.

Document Registration Guide/Rose H. McConnell.

[1st ed.] 1996-

ISBN 978-1-55496-777-3 (16th edition)

1. Land Titles — Registration and transfer — Ontario.

KE0274.D62 346.71304 C00-300431-7
KF679.D62

Published by LexisNexis Canada, a member of the LexisNexis Group

LexisNexis Canada Inc.

123 Commerce Valley Dr. E., Suite 700

Markham, Ontario

L3T 7W8

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Telephone: (905) 479-2665 ● Fax: (905) 479-2826

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Email: customerservice@lexisnexis.ca

Web Site: www.lexisnexis.ca

Printed and bound in the United States of America.

I N T R O D U C T I O N

The *Document Registration Guide, 16th Edition* has become an indispensable tool for real estate practitioners, providing concise, practical guidance in the preparation and completion of real estate documents for registration in Ontario. The 16th edition will be of value to lawyers, real estate law clerks and law students.

Topics covered include:

- Estate conveyancing
- Powers of attorney
- Restrictive covenants
- Cautions
- Power of sale proceedings
- Writs of seizure and sale; and
- Expanded information regarding electronic registration.

The *Guide* sets out in detail many examples of how to prepare real estate documents for registration where the paper-based system is still in use in Ontario. The *Guide* also provides many examples of precedents for electronically-registered documents. Issues dealt with include the proper execution of documents, documents required when a power of attorney is used to register documents, the marriage or the death of a registered owner, and documents required when dealing with other matters affecting title, such as easements, restrictive covenants, cautions and executions. A detailed index is included, making the *Guide* the most comprehensive tool available to help a user quickly find the information he or she needs.

The 16th edition of the *Guide* has been updated, to include a new section Document Registration Agreements authored by David Eveline of the law firm Pallett Valo LLP. Topics included in this new section are:

- A discussion of the historical background regarding Document Registration Agreements;
- The purpose of a Document Registration Agreement;
- The benefits of a three-party Document Registration Agreement.

Mr. Eveline practices exclusively in the area of Commercial Real Estate. His practice includes the acquisition, disposition and financing of commercial real estate, with extensive experience representing financial institutions and private lenders in the exercise of mortgage remedies.

The 16th edition of the *Guide* also includes a new section dealing with the formation and organization of condominium corporations. Topics covered in this new section include:

- boards of directors and officers;
- by-laws and rules;
- meetings of unit owners; and
- turnover by declarant.

In addition, approximately seven new case annotations have been added to the *Guide*, to chapters dealing with transfers between affiliated corporations, certificates of pending litigation, the *Ontario New Home Warranties Act*, and construction liens.

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