

LAPSING OF INSTRUMENTS/ENCUMBRANCES

Certain encumbrances registered against titles may be removed from the title by the filing of a simple request on the Land Titles Request Transmission form. Below is a list of the encumbrances to be removed and the situations in which a simple request will remove them:

CAVEATS	Caveats, which upon review of the face of the record at Land Titles, have expired
BUILDING RESTRICTION CAVEATS	Building restriction Caveats expire 50 years after their registration in Land Titles, or earlier if an earlier date is specified the agreement giving rise to the BRC (this agreement must be attached to the BRC)
PPSA REGISTRATIONS	See PERSONAL PROPERTY SECURITY NOTICES
BUILDERS' LIENS	Builder's liens expire two years after their registration in Land Titles, provided that no Pending Litigation Order has been filed pursuant to that or any other builders' lien registered on the affected title.
JUDGMENTS	Section 11(1) of the <i>Judgments Act</i> gives the power to have a Judgment which is statute barred vacated and endorsements of the Judgment removed from land titles to the courts. As this power has been specifically given to the courts LTO will not lapse old Judgments.