



Ministry of Consumer
and Commercial
Relations

Registration Division

Real Property
Registration Branch

BULLETIN NO. 98008

DATE: December 18, 1998

TO: All Land Registrars

Land Titles Act

Notice of Lease or
Agreement to Lease

Subsection 111(4) of the *Land Titles Act* which provides that the original lease or agreement to lease must form part of the Notice of Lease in order to be registered, has been repealed by the *Red Tape Reduction Act*, 1998 and replaced with a new subsection.

The new subsection now provides that the applicant may register:

- (a) a notice of the lease or agreement setting out the particulars of it;
- (b) a notice accompanied by the lease or agreement; or
- (c) a notice accompanied by a notarial copy of the lease or agreement.

If the applicant chooses to register a notice of the lease as in (a) above setting out the particulars of the lease, it must contain:

- i) the names of the parties to the lease or agreement;
- ii) the date of the lease or agreement;
- iii) the term and expiry date of the lease or agreement;
- iv) where applicable, the expiry date of the agreement to lease;
- v) any right to option to purchase;
- vi) any provision for renewal or extension and the conditions relating thereto,
- vii) the addresses of all parties mentioned in the lease or the agreement; and
- viii) a statement by the lessee (or other interested party) that he/she is prepared to produce the lease (or document) to which this notice relates for inspection by any person who can establish an interest in the land described.

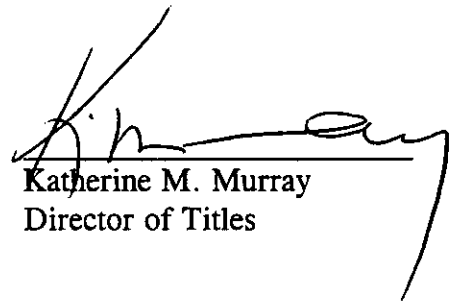
Section 111 is also amended to provide that an amendment of a lease may be registered. This would be done by way of an application for registration of a notice of an interest in a lease under subsection 111(6).

The provisions to register a notice only setting out the relevant details of the lease are similar to those under the *Registry Act*. The introduction of this provision in Land Titles will assist clients to complete their transaction in a manner which meets their commercial needs.

These provisions are effective as of December 18, 1998.



Ian Veitch
Director of Land Registration



Katherine M. Murray
Director of Titles