

EM199709

June 30, 1997

MEMO TO: Land Registry Offices

FROM: Kate Murray
Director of Titles

SUBJECT: NOTICE OF LEASE OF CHATTELS

Recently, there have been questions concerning the registration of Notice of Lease of Chattels in land registry offices. There is a prescribed form for the registration of a Notice of Lease of Chattels under the *Registry Act*; however, there is no similar provision under the *Land Titles Act*.

Consumers' Gas Company Ltd. has been registering Notices of Lease of Chattels under section 71 of the *Land Titles Act* with a Rental Equipment Contract attached which specifically states that the equipment will not become a fixture. We have had discussions with Consumers' Gas about this attachment, and they have amended the Rental Equipment Contract to include a statement that the equipment may become a fixture, and are including the same statement in the Form 4 Document General where the Notice is set out.

For outstanding Rental Equipment Contracts, we have agreed that they may be registered with a notice which contains the revised wording but has the old Rental Equipment Contract attached.

Enclosed is the approved notice which Consumers' Gas will be registering. If you have any questions, please call Margaret Wiseman at (416)314-4885 or me at (416)314-4881.

cc Ian Veitch
Regional Managers
Legal Services
Head Office Managers



Encl.



Document General

Form 4 - Land Registration Reform Act

ONE A OUTLINE OF POLARIS 100

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FOR OFFICE USE ONLY

APPROVED FOR REGISTRATION
AS TO FORM
M. Wiseman
DEP. DIR. OF LAND REGISTRATION
97.06.20

(1) Registry <input type="checkbox"/> Land Titles <input checked="" type="checkbox"/>	(2) Page 1 of _____ pages
(3) Property Identifier(s) Block _____ Property _____	Additional: <input type="checkbox"/> See Schedule
(4) Nature of Document NOTICE OF LEASE OF CHATTELS (Section 71 of the Land Titles Act)	
(5) Consideration Four Thousand Thirty One—00/100 Dollars \$ 4,031.00	
(6) Description PARCEL _____ SECTION _____ LOT _____ PLAN _____ TOWN OF PICKERING REGIONAL MUNICIPALITY OF DURHAM	
(7) This Document Contains: <input type="checkbox"/>	(a) Redescription New Easement <input type="checkbox"/> Plan/Sketch <input type="checkbox"/>
	(b) Schedule for: Description <input type="checkbox"/> Parties <input type="checkbox"/> Other <input type="checkbox"/>

(8) This Document provides as follows:
 The Consumers' Gas Company Ltd. has an unregistered estate, right, interest or equity in the land registered in the name(s) of _____ in respect of the land set out in box 6 above and hereby applies under Section 71 of the Land Titles Act for the entry of a Notice of Lease of Chattels in the register for the said parcel.

The said chattel(s) have been, or may become, affixed so as to form part of the land owned by _____ and described in Box 6 above.

We hereby authorize the land registrar to delete the notice from the parcel register upon the expiration of five (5) years from the date of registration unless extended, upon further application, for an additional period. An executed copy of the lease is attached hereto.

Continued on Schedule

(9) This Document relates to instrument number(s) _____

(10) Party(ies) (Set out Status or Interest): Name(s) THE CONSUMERS' GAS COMPANY LTD (Lessor)	Signature(s) Ellen Linton Credit Supervisor I have the authority to bind the Corporation	Date of Signature M C
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(11) Address for Service P.O. Box 650, Scarborough, Ontario M1K 5E3

(12) Party(ies) (Set out Status or Interest): Name(s) SMITH, BRIAN (Lessee)	Signature(s)	Date of Signature M C
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(13) Address for Service 585 Somerset Street, Ottawa, Ontario, K1R 5K1

(14) Municipal Address of Property 1971 Lydia Crescent Pickering, Ontario 2P4	(15) Document Prepared by: The Consumers' Gas Company Ltd. P.O Box 650 Scarborough, Ontario M1K 5E3	FOR OFFICE USE ONLY	Fees and Tax Registration Fee Total
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