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PRINT PRODUCTS FROM WHICH AUTHORED PRECEDENTS ARE DRAWN

- Thibault, *Carswell's Form and Precedent Collection* – Commercial Precedents
- Thibault, *Carswell's Form and Precedent Collection* – Corporate Precedents

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PRINT PRODUCTS FROM WHICH AUTHORED PRECEDENTS ARE DRAWN

- Armstrong, *Estate Administration*
- MacGregor and Pfuetzner, *O'Brien's Encyclopedia of Forms, Division V, Wills and Trusts*
- Allen and Quinlan, *Estate Planning Handbook*, 4th ed.

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- *Family Law Act*
- *Children's Law Reform Act*
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PRINT PRODUCTS FROM WHICH AUTHORED PRECEDENTS ARE DRAWN

- Christopher, *The Law of Domestic Conflict in Canada*
- MacDonald et al, *Handling a Family Law Matter in Ontario*
- Stark & MacLise, *Domestic Contracts*

INTELLECTUAL PROPERTY

AUTHORED PRECEDENTS & CHECKLISTS

Technology Contracting Agreements Checklists

PRINT PRODUCTS FROM WHICH AUTHORED PRECEDENTS ARE DRAWN

- Limpert, *Technology Contracting: Law, Precedents and Commentary*

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- *Ontario New Home Warranties Plan Act* (Weblink forms)
- *Registry Act* (Weblink forms)

PRINT PRODUCTS FROM WHICH AUTHORED PRECEDENTS ARE DRAWN

- Lamont, *Real Estate Conveyancing*
- Lipson, *Art of the Real Estate Deal*
- Marriott & Dunn, *Practice in Mortgage Remedies in Ontario*
- McDermott et al, *Canadian Commercial Real Estate Manual*



CORPORATE/COMMERCIAL AUTHORED PRECEDENTS

CORPORATE

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To find out more visit www.westlawcanada.com or call 1-866-609-5811

- Change of Number of Directors (Shareholders' Resolution)
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ESTATES&TRUSTS AUTHORED PRECEDENTS & CHECKLISTS

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- Disability Expense Trust

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- Acknowledgment of Resignation and Appointment of Trustee

To find out more visit www.westlawcanada.com or call 1-866-609-5811

- Notice of Changes in Trusteeship
- Replacement of Trustee (under the *Trustee Act*)
- Retirement of Trustee (under the *Trustee Act*)
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FAMILY LAW AUTHORED PRECEDENTS

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- Cohabitation Agreement
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- Continuation of Cohabitation Agreement after Period of Separation

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- Variation of Child Support Provisions of Separation Agreement
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- Parenting Agreement
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FAMILY LAW FORMS

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- Summons to Witness
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- Request for Writ of Seizure and Sale
- Statutory Declaration to Sheriff
- Writ of Temporary Seizure
- Request for Garnishment
- Notice of Garnishment (lump-sum debt)
- Notice of Garnishment (periodic debt)
- Notice to Co-Owner Debt
- Statutory Declaration of Indexed Support
- Dispute (payor)
- Dispute (garnishee)
- Dispute (co-owner of debt)
- Notice of Garnishment Hearing
- Notice to Stop Garnishment
- Statement to Garnishee Financial Institution re: Support
- Notice of Default Hearing
- Request for Default Hearing
- Default Dispute
- Notice of Contempt Motion
- Bond (recognizance)
- Notice of Forfeiture motion
- Warrant for Arrest
- Affidavit for Warrant of Committal

- Warrant of Committal
- Information for Warrant to Apprehend Child
- Warrant to Apprehend Child
- Plan of Care for Child(ren) (Children's Aid Society)
- Answer and Plan of Care (Parties other than Children's Aid Society)
- Answer (*Child and Family Services Act* Cases Other than Child Protection and Status Review)
- Statement of Agreed Facts (Child Protection)
- Statement of Agreed Facts (Status Review)
- Child's Consent to Secure Treatment
- Consent to Secure Treatment (person other than child)
- Child's Consent to Adoption
- Affidavit of Parentage
- Non-Parent's Consent to Adoption by Spouse
- Director's or Local Director's Statement on Adoption
- Affidavit of Adoption Applicant(s) sworn/affirmed
- Director's Consent to Adoption
- Parent's or Custodian's Consent to Adoption
- Affidavit of Adoption Licensee or Society Employee
- Affidavit of Adopting Relative or Stepparent, Sworn/Affirmed
- Parent's Consent to Adoption By Spouse
- Affidavit of Execution and ILA (Children's Lawyer) sworn/affirmed
- Certificate of Clerk (Adoption)
- Application for Openness Order
- Consent to Openness Order under s. 145.1 of the *Child and Family Services Act*
- Application to Change or Terminate Openness Order
- Affidavit in Support of Claim for Custody or Access, dated
- Affidavit for Divorce
- Certificate of Clerk (Divorce)
- Certificate of Divorce
- Notice of Hearing
- Information Sheet
- Direction to Request Further Information
- Notice of Continuation of Hearing
- Notice of Registration of Order
- Notice for Taking Further Evidence
- Notice of Appeal
- Notice of Approaching Dismissal

Children's Law Reform Act

- Recital for Order under Section 4 or 5 of Act
- Declaration Affirming Parentage
- Joint Declaration Affirming Parentage
- Finding of Parentage
- Statement of Finding of Parentage
- Affidavit in Support of Claim for Custody or Access, dated
- *Criminal Code* Forms
- Appearance Notice
- Recognizance Entered into before an Officer in Charge or other Peace Officer
- Undertaking Given to Police Officer or Officer in Charge
- Undertaking Given to a Judge

Criminal Code Forms

- Appearance Notice
- Promise to Appear
- Recognizance Entered into Before an Officer in Charge or other Peace Officer
- Undertaking Given to Police Officer or Officer in Charge
- Undertaking Given to a Judge
- Recognizance



INTELLECTUAL PROPERTY

Technology Contracting Agreements

- Dispute Resolution Provision
- Non-Disclosure Party Agreement (Biased in Favour of Disclosing Party)
- Non-Disclosure Agreement (Biased in Favour of Recipient)
- Mutual Non-Disclosure Agreement
- Agreement Disclaiming Confidentiality
- Independent Contractor Agreement
- Term Sheet
- Patent License Agreement
- Representations and Warranties Relating to Intellectual Property, Computer Systems and Privacy
- Intellectual Property Transfer Agreement
- General Security Agreement
- Development Agreement
- Software License Agreement
- Maintenance and Support Agreement
- Escrow Provision
- Outsourcing and Service Level Agreement

Checklists

- Patent Licensing Due Diligence Checklist
- Patent License Agreement Checklist
- Comprehensive Licensing Due Diligence Checklist



REAL ESTATE PRECEDENTS

COMMERCIAL REAL ESTATE

Offer to Purchase

- Offer to Purchase

Solicitor's Interim and Final Report on Title

- Solicitor's Final Report on Title
- Solicitor's Interim Report on Title and Request for Funds

Commercial Leasing

- Ground Lease (Landlord and Tenant)
- Operating Lease (Landlord and Tenant)
- Ground Lease – Alternate Form Phased Mixed-Use Development Option to Purchase to Lessee
- Whole Building Lease
- Office Lease
- Gross Multi-Tenant Industrial Lease
- Estoppel Certificate
- Assignment of Lease
- Renewal Agreement
- Extension Agreement
- Surrender Agreement
- Lease Assumption Agreement
- Lease Amending Agreement
- Landlord and Tenant Net Commercial Lease (Two-Stage Lease-Agreement to be Built for Mixed Use Development)
- Indemnity Agreement
- Tenant Financing by Landlord – Loan Agreement and Promissory Note
- Tenant Financing by Third Party Lender – Consent of Lender & Consent of Landlord

Mortgage-Related Documents

- Mortgage of Leasehold Land
- Tri-Party Agreement, Mortgagor, Mortgagee and Lessee
- Tri-Party Agreement between Leasehold Mortgagee, Lessee and Lessor
- Leasehold Mortgage
- Subrogation Agreements
- Agreement Postponing Mortgage
- Wrap Around Mortgage
- Mortgage Participation and Servicing Agreement

Partnership Agreements

- General Partnership Agreement – Commercial Real Estate Development
- Partnership Agreement – Residential Real Estate Development
- Landlord/Tenant Joint-Venture Agreement
- Occupancy Agreement under Landlord/Tenant Joint Venture Agreement

Operating and Management Agreements

- Residential Property Management Agreement (short form)
- Residential Property Management Agreement (long form)
- Commercial Property Management Agreement
- Management and Guarantee Contract
- Franchise and Management Agreement
- Property Management Agreement (Form 223)
- Trust Agreement (Form 1.01)
- Management Agreement (Form 1.02)

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Mortgage Remedies

- Foreclosure – *Registry Act*- Statutory Declaration – Judgment or Order Still in Full Force and Effect and no Appeal (Form 168)
- Foreclosure – *Land Titles Act* – Electronic Registration – Statutory Declaration – Judgment or Order Still in Full Force and Effect and No Appeal (Form 168a)
- Foreclosure – *Registry Act*, s. 25(3)(e) – Statutory Declaration (Form 169)
- Foreclosure – *Land Titles Act*, s. 75 – Affidavit in Support of Application to Amend the Register – Encumbrances Registered After Judgment (Form 172)
- Foreclosure – *Land Titles Act*, s. 75 – Affidavit in Support of Application to Amend the Register – Encumbrances Registered After Judgment (Form 173)
- Foreclosure – *Land Titles Act*, s. 137 – Declaration as to Writs of Seizure And Sale (Form 174)
- Notice of Sale under Mortgage (Form 192)
- Mortgagee's Sale – Under Power of Sale by Public Auction (Form 196)
- Power of Sale – Special Terms and Conditions (Schedule "A" to Agreement of Purchase and Sale) (Form 197)
- Certificate of Power of Sale (Form 197a)
- Power of Sale – *Registry Act* – Statutory Declaration of Chargee (Form 199)
- Power of Sale – *Registry Act* – Statutory Declaration of Solicitor (Form 200)
- Power of Sale – *Registry Act* – Statutory Declaration of Service of Notice of Sale under Charge (Form 201)
- Power of Sale – *Registry Act* – Transfer Recitals (Form 203)
- Power of Sale – *Land Titles Act*, s. 99 – Statutory Declaration of Chargee (Form 206)
- Power of Sale – *Land Titles Act*, s. 99 – Statutory Declaration of Solicitor (Form 207)
- Power of Sale – *Land Titles Act* – Statutory Declaration of Service of Notice of Sale under Charge (Form 208a)
- Power of Sale – *Land Titles Act* – Lawyer's Declaration- Writs of Seizure and Sale – Over \$10,000 (Form 209)
- Power of Sale – *Land Titles Act* – Mortgagee's Affidavit Writs of Seizure and Sale – Under \$10,000 (Form 209a)
- Financial Guarantee Bond – *Construction Lien Act* (Form 215)
- Notice to Tenant – Mortgage the *Landlord* – *Mortgages Act*, ss. 45 (6), (7) & (8) (Form 216)
- Purchaser's Undertaking – Use of Mortgaged Property as a Single Family Residential Home [Mortgages Act, s.53(3)] (Form 225)
- Notice of Change of Landlord (Form 234a)
- Demand for Particulars of Tenancy Agreement (Form 234b)
- Notice to Inspect, Appraise and Show (Form 234c)
- Appraisals – Sample Letter Retaining Appraiser (Form 235)
- Writ of Possession – Instruction Letter to Sheriff to Enforce (Form 240)
- Financial Guarantee Bond – *Construction Lien Act*, s. 44 (Form 241)
- Letter of Credit – *Construction Lien Act*, ss.44, 78 (1) (Form 242)

REAL ESTATE CONVEYANCING (RESIDENTIAL)

Listing Agreement

- Exclusive Listing for Sale

Procedure from Offer to Purchase to Closing

- 48 Hour Clause When Vendor Agrees to Accept Conditional Offer
- Agreement of Purchase and Sale
- First Letter to Vendor
- First Letter to Purchaser
- Conflict of Interest Letter
- Waiver Letter Regarding Survey
- Statement of Adjustments
- Letter Extending Closing Date
- Reporting Letter to Vendors
- Reporting Letter to Purchasers

Search Letters

- Realty Taxes
- Gas
- Water Rates
- Hydro Commission Rates
- Municipal Zoning and Work Order Search
- Consent re: Work Orders
- Fire Department
- Farm Tax Reduction – Managed Forest Tax Reduction
- *Drainage Act*
- *Heritage Act*
- Well Driller's Certificate
- Unregistered Hydro Easements (*Power Corporation Act*, s. 48)
- Health Department
- Ministry of Natural Resources
- Conservation Authority
- Ministry of Transportation
- Ministry of the Environment

Mortgages

- Notice of Assignment of Mortgage
- Acknowledgement of Assignment of Mortgage
- Letter to Mortgagee on Closing

REAL ESTATE STATUTORY FORMS

Bankruptcy & Insolvency Act (Weblink form)

- Notice of Intention to Enforce Security (Rule 124)

Construction Lien Act

- Claim for Lien under Section 34 of the Act

Landlord and Tenant Board Forms (*Residential Tenancies Act, 2006*) (Weblink forms)

- Application to Evict a Tenant for Non-payment of Rent and to Collect Rent the Tenant Owes
- Application to Terminate a Tenancy and Evict a Tenant
- Application to Terminate a Tenancy – Tenant Gave Notice or Agreed to Terminate the Tenancy
- Application to Terminate a Tenancy – Tenant Failed to Meet Conditions of a Settlement or Order
- Application for an Above Guideline Increase
- Application for Review of a Provincial Work Order
- Application to Transfer a Care Home Tenant
- Application Because the Tenant Changed the Locks
- Application to Collect Rent the Tenant Owes
- Application about Whether the Act Applies
- Application about a Sublet or an Assignment
- Application to Vary the Amount of a Rent Reduction
- Tenant Application for a Rebate
- Application about Tenant Rights
- Tenant Application for a Rent Reduction
- Tenant Application – Landlord did not Comply with an Agreement to Increase Rent Above the Guideline
- Tenant Application – Landlord Gave a Notice of Termination in Bad Faith
- Tenant Application about Maintenance
- Application about Whether the Act Applies
- Application about a Sublet or an Assignment
- Application to Vary the Amount of a Rent Reduction
- Notice to End a Tenancy Early for Non-payment of Rent
- Notice to Terminate a Tenancy Early
- Notice to Terminate a Tenancy Early – Illegal Act or Misrepresentation of Income
- 10-Day Notice to Terminate a Tenancy Early
- Notice to Terminate a Tenancy at the End of the Term
- Tenant's Notice to Terminate the Tenancy
- Notice to Terminate at End of the Term for Landlord's or Purchaser's Own Use
- Notice to Terminate at End of the Term for Conversion, Demolition or Repairs
- Notice of Rent Increase
- Notice of Rent Increase (Rental Unit Partially Exempt)
- Notice to Increase the Rent and/or Charges for Care Services and Meals
- Agreement to Increase the Rent Above the Guideline
- Agreement to Terminate a Tenancy
- Affidavit
- Certificate of Service
- Information from your Landlord about Utility Costs
- Information from your Landlord about Utility Costs [One or More Utilities are no longer Provided in the Residential Complex]
- Landlord Motion to Set Aside an Order to Void
- Landlord's Notice to the Spouse of the Tenant who Vacated the Rental Unit
- Motion to Set Aside an Ex Parte Order
- Request for Hearing Recording
- Request for the Board to issue a Summons
- Request to Amend an Order
- Request to Extend or Shorten Time
- Request to Re-open an Application
- Request to Review an Order

- Schedule of Parties
- Schedule of Parties for Multi-Tenant Applications
- Tenant Motion to Void an Eviction Order for Arrears of Rent and Affidavit
- Landlord's Notice to a New Tenant about an Order Prohibiting a Rent Increase
- Request to Pay Rent to the Board on a Tenant Application about Maintenance Payment Agreement

Land Registry Reform Act

- Transfer/Deed of Land
- Charge/Mortgage of Land
- Discharge of Charge/Mortgage
- Document General
- Schedule

Land Titles Act, Regulation 690

- Application for First Registration
- Notice of Application for First Registration
- Consent and Waiver of Notice (Application for First Registration)
- Affidavit of Applicant (Application for First Registration)
- Certificate of Solicitor (Application for First Registration) (Title to Subject Land)
- Certificate of Surveyor (Application for First Registration)
- Certificate of Solicitor (Application for First Registration) (Service of Notice of Application)
- Certificate of First Registration as Owner
- Application for Caution against First Registration
- Notice of Hearing
- Withdrawal of Caution against First Registration
- Notice of Discontinuance of Application for First Registration
- Certificate of Solicitor (Application for First Registration) (Appeals from Hearing of Objections)
- Application to Amend Register
- Application to Register Notice of an Unregistered Estate, Right, Interest or Equity
- Application to Register Judgment or Order
- Transfer of Charge
- Postponement of Charge or Other Rights
- Application by Owner of Land for Cessation of Charge
- Transfer of Land under Power of Sale
- Application for Registration of Notice of Lease or Notice of Agreement for a Lease
- Application for Registration of a Notice of an Interest in a Lease)
- Application to Register Caution
- Withdrawal of Caution
- Transmission Application (For Registration or Executor or Administrator as Owner)
- Transmission Application (For Registration of Devisee or Heir at Law as Owner)
- Survivorship Application
- Affidavit in Support of Survivorship Application
- Application for Inhibiting Order
- Application by Municipality for Inhibiting Order
- Application to Register Condition, Restriction or Covenant
- Application to Withdraw Land from the *Land Titles Act*
- Certificate of Withdrawal
- Application for Leasehold Parcel
- Notice of Change of Address for Service
- Bond to Indemnify the Land Titles Assurance Fund
- Covenant to Indemnify the Land Titles Assurance Fund
- Application for Payment of Compensation Out of the Land Titles Assurance Fund
- Affidavit in Support of Application for Payment of Compensation

- Acknowledgment and Release (Land Titles Assurance Fund)
- Application for Financial Assistance for the Land Titles Survey Fund

Land Transfer Tax Act (Weblink form)

- Land Transfer Tax Affidavit

Ontario New Home Warranties Plan Act (Weblink forms)

- Freehold Firm Closing Date – Statement of Critical Dates and Addendum
- Freehold Tentative Closing Date – Statement of Critical Dates and Addendum
- Freehold Firm Closing Date – Statement of Critical Dates and Addendum – Economic Conditions
- Freehold Tentative Closing Date – Statement of Critical Dates and Addendum – Economic Conditions
- Condominium Firm Occupancy Date – Statement of Critical Dates and Addendum
- Condominium Tentative Occupancy Date – Statement of Critical Dates and Addendum
- Condominium Firm Occupancy Date – Statement of Critical Dates and Addendum – Economic Conditions
- Condominium Tentative Occupancy Date – Statement of Critical Dates and Addendum – Economic Conditions
- Addendum to Agreement of Purchase and Sale

Registry Act (Weblink forms)

- Certificate of a Judge under Subsection 35(2) or Under Subsection 46(1.1) of the Act
- Certificate of a Judge under Subsection 47(3) of the Act
- Notice of an Agreement of Purchase and Sale (Subsection 22(8) of the Act)
- Notice of Change of Address for Service
- Notice of Claim under Subsection 113(2) of the Act
- Notice of Lease of Chattels That Have Become or May Become Fixtures
- Notice of Lease, Agreement to Lease, Option to Lease, or Interest under Lease (Subsection 22(7) of the Act)
- Renewal Notice of an Agreement of Purchase and Sale (Subsection 22(10) of the Act)
- Statement In Support of Notice of Claim under Subsection 113(2) Of The Act
- Statement of Good Faith under Subsection 22(11) of the Act
- Statement of Ministry of Natural Resources
- Statement under Subsection 25(4) of the Act
- Statement Where Instrument Does Not Conform to Plan under Subsection 86(1) of the Act



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