

# Real estate transactions

This page and its sub-pages contain institutional knowledge pertaining to real estate transactions. This knowledge pertains to the land titles system and to the registry system-both of which remain active in Ontario.

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## Land registry offices

Ontario's land registry offices are classified by county, with each assigned a number. Documents must be submitted to the appropriate LRO, which may require a search to determine which LRO receives documents for a particular location. Teraview provides a [free cross-reference search](#).

## Key legislation

Any lawyer or clerk practising in the field of real estate transactions should be aware of the legislation that may apply to a transaction. This legislation includes the various statutes that define how other professionals are expected to act in the course of a real estate transaction.

*All regulations enacted under these acts may be relevant, and a lawyer or clerk consulting any of these acts should familiarize themselves with the regulations created pursuant to these acts.*

## Base legislation

- [Land Titles Act, RSO 1990, c L.5](#)
- [Registry Act, RSO 1990, c R.20](#)
- [Conveyancing and Law of Property Act, RSO 1990, c C.34](#)
- [Statute of Frauds, RSO 1990, c S.19](#)
- [Fraudulent Conveyances Act, RSO 1990, c F.29](#)
- [Land Transfer Tax Act, R.S.O. 1990, c L.6](#)

- [Vendors and Purchasers Act, R.S.O. 1990, c V.2](#)
- [Assignments and Preferences Act, RSO 1990, c A.33](#)

## **Specialized types of property**

- [Beds of Navigable Waters Act, RSO 1990, c B.4](#)
- [Canadian Navigable Waters Act, RSC 1985, c N-22](#)
- [Condominium Act, 1998, SO 1998, c 19](#)
- [Co-operative Corporations Act, RSO 1990, c C.35](#)
- [Residential Tenancies Act, 2006, SO 2006, c 17](#)
- [Public Lands Act, RSO 1990, c P.43](#)

## **Mortgages**

- [Bills of Exchange Act, RSC 1985, c B-4](#)
- [Interest Act, RSC 1985, c I-15](#)
- [Mortgage Brokerages, Lenders and Administrators Act, 2006, SO 2006, c 29](#)
- [Mortgages Act, RSO 1990, c M.40](#)
- [Unconscionable Transactions Relief Act, RSO 1990, c U.2](#)

## **Division of property**

- [Line Fences Act, RSO 1990, c L.17](#)
- [Partition Act, RSO 1990, c P.4](#)
- [Planning Act, RSO 1990, c P.13](#)
- [Road Access Act, RSO 1990, c R.34](#)
- [Surveys Act, RSO 1990, c S.30](#)
- [Tile Drainage Act, RSO 1990, c T.8](#)

## **Government intervention in property**

- [Execution Act, RSO 1990, c E.24](#)
- [Expropriations Act, RSO 1990, c E.26](#)
- [Municipal Act, 2001, SO 2001, c 25](#)
- [Public Transportation and Highway Improvement Act, RSO 1990, c P.50](#)

## **Construction issues and disputes**

- [Construction Act, RSO 1990, c C.30](#)
- [Ontario New Home Warranties Plan Act, RSO 1990, c O.31](#)
- [Personal Property Security Act, RSO 1990, c P.10](#)

## **Real estate lookup**

- [ONLand document search](#)

- [CAO condominium registry search](#)

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