

MCINNES COOPER

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LRA - 101

The Parcel Register

Parcel Search Results Screen

The Parcel Search Screen is the first screen that comes up after you make a search request. Below the PID Number a few lines is a Heading "LR Status" which indicates if the parcel has been migrated or not.

Next click the details button to get more information. The system will take you to the Parcel Details screen for unmigrated property and to the Parcel Register Screen for migrated property.

Parcel Details Screen

When checking POL for the status of a property, if the system brings up the Parcel Details screen, check the PDCA Status area, below the PDCA Number. This will tell you if a parcel has been migrated, or is in the process of being migrated.

PDCA Status – Approved (a description has been approved). This usually indicates that a migration has been started. If nothing is showing, a migration has not been started.

Use the information in the Parcel Details Screen with caution. The document references have not been verified by any legal opinion as being related to the parcel. They appear because a mapper believed them to be relevant to this parcel. Also, these references do not paint a complete picture of the records against the parcel. Depending on the policies in effect at the Registry of Deeds at any given time in the last 20 years, only some documents were coded against a parcel, and only to the best of the mapper's ability.

This information is considered by searchers to be a useful starting point, for reference only. All information is verified against a proper search of title using the grantor/grantee index and checking each document found in that index.

Parcel Register Screen

This is the screen that gives a status report on the title to a migrated property. Ownership, description, benefits, burdens and other interests in the property are shown here. When a property is migrated, the migrating lawyer has certified title to the Provincial Government. It is the government who then certifies to the owner, purchaser, mortgagor, etc.

This screen contains much valuable information. The lot number (if in a subdivision), Civic Address, Lot size, assessment information and several important dates.

Updated: last date the system changed any information relating to this parcel.

LR date: the date the parcel was migrated into the system.

Created: the date the PID number was created.

When using the Parcel Register for information, the first thing to note is the LR Date. This is the date from which any update should be started.

The owner is found under the Registered Interest section. There will also be a reference to the location of the owners deed information.

All interests in the parcel are found under various sections below the Registered Interest section. Most common interests are easements (either a benefit to or a burden against the parcel) and financing documents such as mortgages.

Many of the documents referenced are now viewable on line, as indicated by a "page' symbol and the words "view doc".

The officially accepted parcel description, either in long form or short form, plus any relevant plan information can also be found here.

Using the Parcel Register for Property Transactions

Using a Parcel Register to complete a property transaction is different from using an abstract. Consider the Parcel Register as a summary of title. It is an indicator of the state of the title – the ownership and encumbrances. This is similar to the front page summary of an abstract. However, the information on the Parcel Register is guaranteed by the Provincial Government.

The description shown in the Parcel Register is the official parcel description for that property, and is the description which should be used in all legal documents. It can be copied and pasted to your document, or an official copy can be requested from P.O.L. – you will receive it in a few seconds via e-mail.

The references given in the Parcel Register are intended to point the user to the actual document, so that the Parcel Register, together with copies of any documents referenced therein will give a complete picture of the current state of the title to that parcel.

The government considers that the migration of the parcel into the Land Registry System has drawn a curtain across the history of the parcel, and all outstanding issues are reflected in the Parcel Register and anything else in the parcel's history is now irrelevant.

Some documents relating to an outstanding issue, may not still be in the parcel register, but will be referenced by another document in the Parcel Register. This is a 'quirk' of the system, and the nature in which certain documents, which change a previous interest, may have been entered into the system. For instance, Correcting Documents or Form 17's often point you to related documents which may not be in the Parcel Register, but have been 'brought in to ' the Parcel Register by way of the correction. Any document relevant to a parcel, but not in the Parcel Register, should become apparent when you attempt to acquire copies of the documents shown. A 'box' will appear indicating that the document you are accessing is related to another document, and that document number will be identified in the 'box'.

When updating the title to a parcel that has been migrated, always have your search done forward from the LR Date – the date the parcel was migrated. Although any changes since that time should have been reflected in the parcel register, name based charges, such as judgments, might not be shown. See the relevant lists, attached, for the appropriate sections to search when dealing with Migrated Parcels.

Always check the any plan referenced in the Parcel Description (PD) or any plan referenced in a Benefit/Burden. Compare the information on the plan with the relevant documents in the Parcel Register. Compare the Benefits/Burdens with the PD. Does everything match?

Forms: Use the information in the parcel register to complete any forms that will be used to Revise the Parcel Register (i.e.: the ownership of the parcel, easements or mortgages). If your form does not exactly match the current information already in the parcel register, there is a high likelihood of rejection by the Registry. Common errors are "interest" or "instrument" type. Use of e-filing has greatly improved the stress of completing LRA Forms.

If you are representing the purchaser of a newly subdivided lot, it is important to compare the parcel register and the approved parcel description (PD) with the deed to you client. If there are easements or restrictive covenants in your client's deed which do not appear in the parcel register, it is usually your obligation to add them with your Form 24. This should be verified with the Vendor's lawyer.

A Word on Judgments

The system draws a curtain across the parcel history at the time of migration. This includes judgments against the current or former owner/owners. Updating a parcel means updating judgment in the name based grantor/grantee index, from the time the property was migrated. Anything prior can be considered to have been covered by the migration certification process.

However, if you represent a purchaser of a property that is already migrated, you are required to do the full 20 year judgment search against your purchaser. This should be done early, giving you time to deal with anything that may turn up in your judgment search.