

NOTICE OF CONDOMINIUM LIEN

Applicant

Condominium corporation

1. Name (e.g., Whitehorse Condominium Corporation No. 95)

2. The corporation submits a claim of condominium lien for registration as an encumbrance against the certificate of title for the unit described below:

Legal description(s) including unit entitlement as shown on the Certificate of Title for the unit

3. Full name(s) of the unit owner(s) as they appear on the certificate of title for the unit

4. The unit is subject to the following encumbrances and interests as of the date of this notice (list registration numbers of all charges, liens and interests shown on the certificate of title and if no encumbrances, please state "NIL"):

5. The unit owner has failed to pay when due, in respect of the unit (please check all that apply):

- a. condo fees
- b. a special levy
- c. a reimbursement of the cost of work
- d. the unit's share of a judgment against the corporation
In the amount of \$_____

And, in relation to any amount described above, the following amount(s):

- e. interest at a rate of _____% as provided for in the bylaws in the amount of \$_____
- f. reasonable recovery of costs incurred, as set out in s. 168 of the *Condominium Act, 2015*,
in the amount of \$_____

For a total amount of \$_____ owing as of the date of this claim

6. The corporation confirms all of the following statements:

- Written notice was given to the unit owner on **YYYY / MM / DD** that an amount under 5 a) – d) above is due and that at least 60 days have passed since that notice was given and the amount remains unpaid.
- Written notice was given to the unit owner, any mortgagee and the holder of any other registered encumbrance on **YYYY / MM / DD**, of the intention to register a claim of condominium lien and that at least 21 days have passed since the notice was given.
- No amount owing has been paid into court or to the corporation in trust.
- No reasonable arrangements have been made or proposed to pay or secure the amount owing.

Signature(s)

Execution by body corporate (check one)

with seal

without seal (requires Affidavit of Corporate Authority)

Date of execution

YYYY / MM / DD

Signature of authorized signatory

Name (print)

Position

(corporate seal)

Signature of authorized signatory (if more than one required)

Name (print)

Position

EXECUTION BY A BODY CORPORATE – *Land Titles Act 2015*, ss. 46(1)

Instruments signed by a body corporate must be signed by at least one officer or director and have the corporate seal affixed. If the seal is not affixed, it must be accompanied by an Affidavit of Corporate Authority in which the officer or director signing the document attests that they have the authority to execute the document on behalf of the body corporate. A form of Affidavit of Corporate Authority that may be used for all instruments executed by a body corporate for the purposes of the Act is available as a separate document.