INDEX

References are to section numbers of the Construction Lien Act, R.S.O. 1990, c. C.30, unless preceded by GR or PD, in which case references are to the General Regulation (GR) and Practice Direction for Civil Actions, Applications, Motions and Procedural Matters in the Toronto Region, effective July 1, 2015 (PD).

Α

ABANDONMENT OF CONTRACT, 72

ACTION, see also PRACTICE

- carriage, 59(1)
- commencing, 53(1)
- consolidation, 59(2)
- court to dispose of all claims, 51
- defined, 1(1)
- lien, 53(2)
- • expiration, 53(2)
- • registration, 53(2)

ADJOURNMENTS

- · civil motions, PD I G
- construction lien motions, PD I G

AGREEMENT OF PURCHASE AND SALE

• retention of holdbacks for improvement, 5(2)

APPEALS, 71

- general, 71(2)
- • extension of time, 71(2)
- • notice of, 71(2)
- • time limits, 71(2)
- intervention, 57(2)

- procedure
- • appeal to Divisional Court, 71(1)
- • notice of appeal, 71(2)
- • stated case and facts, 70(1), (2)
- where no appeal, 71(3)(b)
- • trial date, 71(3)(b)
- • setting, 71(3)(b)

APPENDICES

- Report of the Attorney General's Advisory Committee on the Draft Construction Lien Act, Appendix A
- Construction Law Judicially Considered Words and Phrases and Statutorily Defined Terms, Appendix A

APPLICATION OF RULES OF COURT, 67(3)

- accounting, 67(3)
- breach of trust, 67(3)
- claim, 67(3)
- • payment to court and, 67(3)
- • trust account and, 67(3)
- decision, 67(3)
- • on reference, 67(3)
- • standard of review, 67(3)

APPLICATION OF RULES OF COURT (cont'd)

- • test, 67(3)
- palpable and overriding error, 67(3)
- funds, 67(3)
- • payment into court and, 67(3)
- • preservation of funds and, 67(3)
- • trust account and, 67(3)
- interim certificate of pending litigation, 67(3)
- judgment, 67(3)
- • on consent, 67(3)
- lien, 67(3)
- • perfection of, 67(3)
- materials and services, 67(3)
- reference, 67(3)
- tracing order, 67(3)
- work performed, 67(3)
- • valuation, 67(3)

APPLICATIONS, see PRACTICE

ASSIGNMENT OF RIGHTS, see LIEN

В

BOND

- financial guarantee bond under s. 44, GR Form 15.1
- financial guarantee bond ss. 78(10), GR Form 23

BOND, LABOUR AND MATERIAL PAYMENT, 69

BREACH OF TRUST

- by corporation, 13(1)
- • breach of trust, 13(1)
- • claim, 13(1)

- • • officer, director, controlling mind, 13(1)
- • effective control, 13(1)
- • knowledge, 13(1)
- • personal liability, 13(1)
- • trust obligation, 13(1)
- • conduct, 13(1)
- • • knowledge, 13(1)
- • onus to show compliance, 13(1)

C

CASE MANAGEMENT MASTER, REFERENCE TO

- general, 58
- report, 62
- requests for assignment to case management
- • consent requests, PD II A
- • opposed requests, PD II B

CERTIFICATE

- completion of a subcontract, GR Form 7
- of action under s. 36, GR Form 10
- substantial performance, GR Form
 6

CERTIFICATES

- completion of subcontracts, 33
- • copy of certificate, 33(4)
- • date subcontract deemed completed, 33(2)
- declaration and certification, 33(1)
- services or materials supplied after subcontract certified completed, 33(3)
- minor irregularities, 6

CERTIFICATES (cont'd)

- publication information, duty to furnish, 39(4)
- rules governing, 32
- substantial performance of contracts, 32, see SUBSTANTIAL PERFORMANCE

CERTIFICATION OF ACTION TO SET PRE-TRIAL AND TRIAL DATES

· generally, PD IV

CLAIM

• for lien under s. 34, GR Form 8

CLAIM FOR LIEN, see also LIEN, LIEN CLAIMANT

- · affidavit of verification
- • cross-examination, 40, see CROSS-EXAMINATION ON CLAIM FOR LIEN
- contents, 34(5)
- exaggerated claims, 35
- minor irregularities, 6
- preservation
- • Crown, 34(3)
- • general owner, 34(7)
- • owner, 34(1)
- • public street or highway, 34(2)
- • railway right-of-way, 34(4)
- • where lien attaches, 34(1)(a)
- • where lien does not attach, 34(1)(b)
- uniting claims of number of persons, 34(8)

"CLASS"

• persons comprising, 79

COMMON INTEREST, 18

CONSTRUCTION LIEN ACT

- application
- • architects, 3(4)
- contract as defined in Ministry of Transportation and Communication Creditors Payment Act made before April 1, 1990, 3(2)
- • Crown, 3(1)
- Proceedings Against the Crown Act, s. 3(3)
- failure to comply strictly with, ss. 6, 32(2), 32(5), 33(1)
- waiver of rights, 4

CONSTRUCTION TRADE NEWSPAPER

- defined, 1(1)
- certificates or declarations of substantial performance, 32(5)
- notice of intention to register under Condominium Act, 1998, 33(2)
- publication information, duty to furnish, 39(4)

CONTRACT, 1(1)

- abandonment or non-completion, 72
- conformity of, 5(1), see *IMPROVEMENT*
- deemed completion, 2(3)
- defined, 1(1)
- obligations under, 1(1)
- meals and incidental services,
 1(1)
- operation of statute and, 1(1)
- performance, 1(1)
- reference to prime contract, 2

CONTRACTOR

- agent for owner, deemed, 1(3)
- defined, 1(1)

CONTRACTOR'S AND SUBCONTRACTOR'S TRUST, AMOUNTS RECEIVED A TRUST

- accounting, 8(1)
- barter agreement, 8(1)
- breach of trust, 8(1)
- • under Construction Lien Act, 8(1)
- breach of trust, 8(1)
- • liability for
- • contractor's, 8(1)
- Construction Lien Act, 8
- • action for breach of trust
- • trust provisions, 8
- duty of care, 8
- fraud, 8(1)
- general, 8
- holdback, 8(1)
- improvident underwriting, 8
- interim certificate of pending litigation, 8(1)
- jurisdiction, 8
- • Bankruptcy and Insolvency Act s. 178 and, 8
- • Bankruptcy and Insolvency act, s. 69
- • Bankruptcy and Insolvency act rule, 11
- • Bankruptcy and Insolvency Act, s. 178(1)(d)
- • stay of proceeding, 8
- • trustee
- • fiduciary capacity, 8

- payment certificate, 8(1)
- subrogated rights, 8(1)
- tracing order, 8(1)
- frue
- defined by statute, 8(1)
- • payment into court, 8(1)
- trust funds, 8(1)
- • conversion to principal's own use, 8(1)
- • accounting for, 8(1)
- trust, 8(1)
- • privity of contract, 8(1)

CONVEYANCES, see also SALE OF INTEREST IN PREMISES

- priorities
- • general priority of liens, 78(1)
- • prior conveyances, 78(3), (4)
- • subsequent conveyances, 78(6)
- security for lien claim, 80(2)

COSTS, 86(1)

- action for damages, 86(1)
- costs, 86(1)
- • award of, 86(1)
- • power of Master, 86(1)
- exceeding amount of claim, 86(1)
- full indemnity scale, 86(1)
- • partial indemnity scale, 86(1)
- • principles, 86(1)
- time for payment, 86(1)
- timing of motion for, 86(1)
- holdback, 86(1)
- • statutory, 86(1)
- • contractor's invoice exceeding, 86(1)
- holdback funds, 86(1)

COSTS (cont'd)

- • retention, 86(1)
- • statutory obligation to retain, 86(1)
- least expensive course not taken, 86(2)
- liens, 86(1)
- • claim in excess of a mount owed, 86(1)
- • liability, 86(1)
- • registration of claim, 86(1)
- • written notice of, 86(1)
- payment, 86(1)
- • defined, 86(1)
- • set-off and, 86(1)
- person, 86(1)
- • defined, 86(1)
- set-off, 86(1)
- • record keeping and, 86(1)
- work done, 86(1)
- • improvement test, 86(1)

COUNTERCLAIM, see PLEADINGS

COURT, see also PRACTICE

• defined, 1(1)

COURTS OF JUSTICE ACT, 67(3)

CROSSCLAIM, see PLEADINGS

CROSS-EXAMINATION ON CLAIM FOR LIEN, 40

- application of rules of court, 40(4)
- notice requirement, 40(3)
- procedure
- • who may examine, 40(2)
- • who may be examined, 40(1)

CROWN, 16(1), see also 67(1)

- Act binding on, 3(1)
- contracts prior to April 1990, 3(2)
- crown agents, 16(1), 67(1)
- • defined, 16(1), 67(1)
- community college, 16(1), 67(1)
- • • lien attachment and, 16(1), 67(1)
- defined, 1(1)
- delivery of claim for lien, 34(3)
- interest in premises, 16(1)
- • registration not required, 16(3)
- notice provisions under Proceedings Against the Crown Act, not applicable, s. 3(3)
- owner, as, s. 16(2), 16(3)

D

DEATH OF PERSON HAVING LIEN, 73

DECLARATION

- declaration of last supply, 31(5), GR Form 5
- declaration of substantial performance, 32
- minor irregularities, 6

DEEMED COMPLETION OF CONTRACT, 2(3)

DEFINITIONS

- action, 1(1)
- construction trade newspaper, 1(1)
- contract, 1(1)
- contractor, 1(1)
- court, 1(1)
- Crown, 1(1)
- declaration, 33.1(1)

DEFINITIONS (cont'd)

- description, 33.1(1)
- holdback, 1(1)
- home, 1(1)
- home buyer, 1(1)
- improvement, 1(1)
- interest in the premises, 1(1)
- land, 1(1)
- lien claimant, 1(1)
- materials, 1(1)
- mortgage, 1(1)
- municipality, 1(1)
- owner, 1(1)
- payer, 1(1)
- payment certifier, 1(1)
- person having a lien, 1(1)
- premises, 1(1)
- price, 1(1)
- registered, 33.1(1)
- services or materials, 1(1)
- subcontract, 1(1)
- subcontractor, 1(1)
- substantial performance, 2(1), (2)
- suffers damage as a result, 1(1)
- supply of services, 1(1)
- wages, 1(1)
- worker, 1(1)
- workers' trust fund, 1(1)
- written notice of lien, 1(1)

DIRECTIONS

• application to court for, 66

DISCHARGE OF LIEN, see also LIEN

- corporation, 47
- • action as personal judgment and, 47

- • charter, 47
- • cancellation, 47
- • revival, 47
- • time limits and, 47
- court, 47
- • authority, 47
- • generally, 47
- crown agent, 47
- • college as, 47
- • lien attachment and, 47
- • improper preservation and, 47
- general power, 47(1)(a)
- • business, 47(1)(a)
- • integrated operation, 47(1)(a)
- • lien, 47(1)(a)
- • registration, 47(1)(a)
- • • error, 47(1)(a)
- judicial function, 47
- • motions judge, 47
- • trial judge, 47
- limitations period, 47
- motion under, 47
- no genuine issue for trial and, 47

DIVISIONAL COURT

- enforcement, 71
- • post-judgment, 71
- lien bond, 71
- stay, 71
- pending appeal, 71

DOCUMENTS, SERVICE OF, 87

Ε

ENFORCEMENT OF LIEN, see LIEN

EXAGGERATED CLAIMS, 35(a)

- liens, 35(a)
- claim in excess of amount owed, 35(a)
- • liability, 35(a)
- person, 35(a)
- • defined, 35(a)

EXTENDING TIME FOR PAYMENT, 75(1)

EXTRAORDINARY REMEDIES,

F

FORMS

- · administrative forms, PD V
- Certificate of Action, s. 36, GR Form 10
- Certificate of Completion of Subcontract, s. 33(1), GR Form 7
- Certificate of Substantial Performance of Contract, s. 32, GR Form 6
- Claim for Lien, s. 34, GR Form 8
- Declaration of Last Supply, s. 31(5), GR Form 5
- Financial Guarantee Bond, s. 44, GR Form 15.1
- Financial Guarantee Bond, s. 78(10), GR Form 23
- Judgment at Trial Where Lien Attaches to Premises, s. 62, GR Form 19
- Judgment at Trial Where Lien Does Not Attach to Premises, s. 62, GR Form 20
- Judgment Directing Reference for Trial, s. 58, GR Form 16
- Notice of Cross-Examination, s. 40, GR Form 13

- Notice of Cross-Examination on Claim for Lien, s. 40, GR Form 12
- Notice of Intention to Register under *Condominium Act, 1998*, s. 33.1, GR Form 24
- Notice of Postponement of Lien, s. 43, GR Form 15
- Notice of Settlement Meeting, s. 60, GR Form 18
- Notice of Trial, s. 60, GR Form 17
- Notice Requiring Particulars of Sheltered Claim for Lien, s. 36(4), GR Form 11
- Notice to Contractor, s. 18, GR Form 1
- Notice to Contractor, s. 19(1), GR Form 3
- Notice to Landlord, s. 19(1), GR Form 2
- Notice to Lien Claimant, s. 19(3), GR Form 4
- Release of Lien, s. 41, GR Form 14
- Report Where Lien Attaches to Premises, s. 62, GR Form 21
- Report Where Lien Does Not Attach to Premises, s. 62, GR Form 22

G

GENERAL LIEN, see LIEN

Н

HIGHWAY

- copy of claim for lien to municipality, 34(2)
- land dedicated to municipality, 17(4)
- lien constituting charge, 16(3)

HOLDBACK, 22, 51(a)

- agreement of purchase and sale providing for retention of, 5(2), see also IMPROVEMENT
- bonding, 22(1)
- • deficiency holdback and, 22(1)
- • financing and, 22(1)
- • first progress draw and, 22(1)
- · charge, see LIEN
- defined, 1(1)
- early release of funds on subcontract certified complete, 25
- general, 22(1)
- • breach of trust and, 51(a)
- • contract and, 22(1)
- • estoppel and, 22(1)
- • payment certificate and, 51(a)
- • payments made in trust, 22(1)
- • statute and, 22(1)
- • statutory holdback, 51(a)
- obligation to retain, 22(3)
- owner's personal liability, 23(1)
- • determined by an action under *Act*, 23(4)
- • limitation, 23(2), (3)
- · payments
- • basic holdback, 26
- • defaulted subcontract, 30
- • directly to person having lien,
- • discharge, extent of, 29
- • finishing work holdback, 27
- • other than holdback, 24
- • where subcontract certified complete, 25
- prohibited applications of funds, 30

- security, effect of posting, 44(6), (7)
- types
- • basic, 22(1)
- • separate for finishing work, 22(2)

HOME

• defined, 1(1)

HOME BUYER

• defined, 1(1)

IMPROVEMENT, 1(1)

- agreement of purchase and sale providing for, 5(2)
- conformity of contracts to Act, 5(1)
- · contaminant
- • Environmental Protection Act and, 1(1)
- defined, 1(1)
- definition, 1(1)
- • generally, 1(1)
- • importation of from other statutes, 1(1)
- • pari material, 1(1)
- • quality control, 1(1)
- generally, 1(1)
- alteration and repair of the land, 1(1)
- • Construction Lien Act and, 1(1)
- lienable improvement, 1(1)
- substantial part of, 2(2)
- transitory, 1(1)

INFORMATION, DUTIES RESPECTING

• beneficiary of trust, 39(1), (2)

INFORMATION, DUTIES RESPECTING (cont'd)

- certificate of substantial performance publication information, 39(4)
- failure to provide information, 39(5)
- lienholder, 39(1), (2)
- mortgagee, 39(1)
- negligent mis-statement, 39(5)
- order to comply with request, 39(6)
- persons having preserved or perfected lien, 60(3)
- trustee of workers' fund, 39(3)

INSOLVENCY

• priorities, 85

INSURANCE PROCEEDS, 83

"INTEREST IN THE PREMISES"

• defined, 1(1)

INTEREST ON DEBT

• no right to lien, 14(2)

INTERLOCUTORY PROCEEDINGS, 67(2)

- security for costs, 67(2)
- • statutory regime, 67(2)

J

JOINT INTEREST, 18

JUDGMENT

- at trial where lien attaches to premises, s. 62, GR Form 19
- at trial where lien does not attach to premises, GR Form 20
- default, setting aside, 54(3)
- directing a reference for trial, s.
 58, GR Form 16

JUDGMENT OR REPORT

- general, 62
- · personal judgment
- • effect, 75(1)
- • jurisdiction to grant, 63

L

LABOUR AND MATERIAL PAYMENT BOND, 69

LAND

• defined, 1(1)

LAND TITLES ACT

• application to lien, 76

LEASE, see also LEASEHOLD INTEREST

- effect of forfeiture or termination, 19(2)
- • enforcement requires notice to lien claimants, 19(3)
- • reinstatement of lease upon payment of unpaid rent, 19(4)
- order for completion of lease by trustee, 68(5)
- owner's interest as, 19(1)
- priority to proceeds, 84

LEASEHOLD INTEREST, 19(1)

- written notice, 19(1)
- • criteria, 19(1)
- • Form 2 and, 19(1)
- • O. Reg. 175 and, 19(1)
- • other types of written notice and, 19(1)
- • test, 19(1)

LIEN, see also CLAIM FOR LIEN, PRIORITIES

• assignment of rights, 73

LIEN (cont'd)

- bootstrapping lien right, 31(3)(b)(i)
- charge on holdbacks and additional debts, 21
- charge upon amount paid into court, 44(6), (7)
- condominiums, 33
- creation of lien, 14(1)
- • materials and service, 14(1)
- • movable walls/ furniture system, 14(1)
- • • lienable improvement, 14(1)
- • • onus as to what is lienable, 14(1)
- • office work, 14(1)
- • lienable interest and, 14(1)
- • rental of tools, 14(1)
- • lienable interest and, 14(1)
- • when lien arises, 15
- Crown's interest exempt, 16(1)
- direct payment to person having
- • s. 28 and, 28
- • application of, 28
- · discharge
- • court's general power, 47(1)(a)
- • general lien, 42
- • irrevocability, 48
- • registration of court order, 49
- • release, by, 41(1)
- enforcement where contract not completed, 72
- exaggerated claim, 35
- expiry
- • corporate charter and, 31(2)
- • cancellation of, 31(2)
- • revival of, 31(2)

- • • retroactivity and, 31(2)
- • declaration by court, 45–47
- • orders of court, 45(3), 46(3), (4)
- • declaration of last supply, 31(5)
- • requirements of declaration, 31(5)(a), (b)
- • failure to perfect, 36(2)
- • failure to preserve, 31(1)
- • of contractors' liens, 31(2)
- • for services or materials supplied before certification, 31(2)(a)
- • for services or materials supplied where no certification, 31(2)(b)
- • of liens, 31(1)
- • of other persons, 31(3)(b)(i)
- • lien, 31(3)(b)(i)
- •••• registration of, 31(3)(b)(i)
- • • timely preservation, 31(3)(b)(i)
- • for services or materials supplied before certification, 31(3)(a)
- • for services or materials supplied where no certification, 31(3)(b)
- • of separate liens when ongoing supply, 31(4)
- • other rights not affected, 38
- • perfected lien, 37
- • motion required, 46, 37(2)
- • preserved lien, 36(2)
- registration of court's declaration, 49
- • saving other rights, 38
- • time limit, 31(2)

LIEN (cont'd) • • • incorporation and, 31(2)	••• lien, 34(1)(b) •••• crown agents and, 34(1)(b)
• • • interpretation of, 31(2)	• • • • registration, 34(1)(b)
• • • judicial discretion and, 31(2)	• • • • • electronic, 34(1)(b)
• • • liens and, 31(2)	• • • • • procedure, 34(1)(b)
• • • preserving and perfecting claim, 31(2)	compliance with statute, 34(1)(b)
• • • • expiration, 31(2)	• • • • vacating of, 34(1)(b)
 expiry of preserved lien 	• • • • • posting of security,
• • corporation and, 37(1)	34(1)(b)
• • • revived, 37(1)	• • release against one or more
• • • • time limits for preservation	premises, 74(2)
and perfection, 37(1)	• • sale of one or more premises, 74(1)
• • generally, 36(2)	 subordination, 82 vacating, 44(4) interest on amount owed, 14(2) jurisdiction for claim, 50(1) labour and materials payment bond, 1(1)
• • • issuance of action, 36(2)	
• • • • counting of days, 36(2)	
• • • registration, 36(2)	
•••• in accordance with statute, 36(2)	
• general lien	• • claimant, meaning of, and, 1(1)
• • discharge, 42	• • preservation of, 1(1)
• • inapplicable to liens arising and expiring on lot-by-lot basis,	• limitation on value, 17(1), (2)
20(2)	• • liability of municipality, 17(4),
• • perfection, 36(5)	see MUNICIPALITY
• • • lien, 36(3)	• • set-off, 17(3)
• • • • excessive claim, 36(3)	• not lienable work, 31(3)(b)(i)
• • • • perfection, 36(3)	• notice of lien, withdrawal of, 41(2)
• • • • • commencement of an action and, 36(3)	perfectionexpiry of perfected lien, 37
• • • • preservation of, 36(3)	• • extended payment terms, 36(6)
• • • • procedure, 36(3)	• • general lien, 36(5)
• • • • • amending statement of	• • how to perfect lien, 36(3)
claim, 36(3)	• • preservation necessary, 36(1)
• • premises, on more than one, 20(1)	sheltering, 36(4)postponement, 43

• • preservation, 34(7) • preservation

LIEN (cont'd)

- • expiry where no perfection, 36(2)
- • general lien, 34(7)
- • how lien is preserved, 34(1)
- • lien claimant deemed purchaser, 76
- • lien expires if not preserved, 31(1)
- right to lien, 14(2)
- single contract for more than one premises, 20(1)
- supply of services, 31(3)(b)(i)
- • preparation for the work day as, 31(3)(b)(i)
- • site closure and, 31(3)(b)(i)
- • work done, 31(3)(b)(i)
- uniting claims of number of persons, 34(8)
- vacating
- • court's general power, 47
- • expiry of perfected lien under, s. 37, 46
- • expiry of time to preserve or perfect, 45
- • payment into court, 44, see also VACATING LIEN
- • registration of order, 49
- when arises, 15

LIEN CLAIMANT

- death, 73
- deemed purchaser, 76
- defined, 1(1)
- information, right to, 39(1), (2)
- multiple claimants, 50(3)
- representation in court, 67(5)

LIEN CLAIM ENFORCEABLE IN ACTION, 50(1)

- corporation charter, 50(1)
- • cancellation, 50(1)
- • revival, 50(1)
- • articles of revival, 50(1)
- time limits and, 50(1)
- lien, 50(1)
- • claim, 50(1)
- • abeyance, 50(1)
- •••• OBCA s. 241(5) and, 50(1)
- • costs of action, 50(1)
- • discharge, 50(1)

M

MANDATORY MEDIATION

· generally, PD III

MASTER, REFERENCE TO

- general, 58
- report, 62

MATERIAL PAYMENT BOND, 69

MATERIALS

- defined, 1(1)
- improvement, defined, 1(1)
- supply of, defined, 1(2), (3)

MINOR IRREGULARITIES

- failure to comply strictly with, ss. 6, 32(2), 32(5), 33(1)
- lien, 6
- • overperfection, 6
- lien claim, 6
- action seeking personal judgment for breach of contract,
 6
- • claim exceeding amount of, 6

MINOR IRREGULARITIES (cont'd)

- • prejudice and, 6
- • proper parties, 6

MORTGAGE, see also MORTGAGEE

- defined, 1(1)
- order for completion of mortgage by trustee, 68(5)
- priorities, 78
- security for lien claim, 80(2)

MORTGAGEE, see also MORTGAGE

- information
- • duty to provide, 39(2)
- • right to, 39(1)

MORTGAGE PROCEEDINGS

 designated counties for commencement of, PD VI

MOTIONS, see PRACTICE

MUNICIPALITY

- defined, 1(1)
- · public street or highway
- • copy of claim for lien to be given to clerk, 34(2)
- • improvements done at expense of others, 17(4)
- • liability for payment, 17(4)
- • lien constituting charge, 16(3)
- • preservation of lien, 34(2)
- railway right-of-way
- • copy of claim for lien to be given to office manager, 34(4)
- • lien constituting charge, 16(3)

NOTICE

• contractor under s. 18, to a, GR Form 1

- contractor under ss. 19(1), to a, GR Form 3
- cross-examination of person verifying claim for lien under s. 40 of the act, GR Form 13
- intention to register under Condominium Act, 1998, 33.1(3), GR Form 24
- landlord, to a GR Form 2
- lien claimant, to a GR Form 4
- lien under s. 40 of the act, GR Form 12
- particulars of lien claim sheltered under statement of claim, GR Form 11
- postponement of lien under, s. 43, GR Form 15
- settlement meeting under s. 60, GR Form 18
- trial under s. 60, GR Form 17

NOTING IN DEFAULT, 54(3)

- general, 54(3)
- • setting aside, 54(3)
- • test under s. 54 CLA, 54(3)

C

ONTARIO REGULATION 175 — GENERAL

- crown agents, GR 1
- • defined, GR 1
- ••• community college, GR 1.3
- lien attachment and, GR 1.3
- Crown office to which claim for lien is given, GR 1
- • any other office of Crown, GR 1.4
- • college of applied arts and technology, GR 1.3

ONTARIO REGULATION 175 — GENERAL (cont'd)

- • Ministry of the Crown, GR 1.1
- • Ontario Mortgage and Housing Corporation, GR 1.2
- notice, forms for, GR 2
- • affidavit sworn or affirmed by illiterate person, GR 2(22)
- • bond posted as security under s. 44, GR 2(15.1)
- • certificate of action under s. 36, GR 2(10)
- certificate of completion of subcontract under s. 33(1), GR 2(7)
- certificate of substantial performance of contract under s.
 32, GR 2(6)
- • claim for lien under s. 34, GR 2(8)
- • declaration of last supply under s. 31(5), GR 2(5)
- • financial guarantee bond under s. 78(10), GR 2(21)
- • judgment directing reference under s. 58, GR 2(16)
- • judgment under s. 62, GR 2(19)
- notice for particulars where lien is sheltered under other statement of claim under s. 36(4), GR 2(11)
- • notice of intention to register condominium under s. 33.1, GR 2(21.1)
- • notice of postponement under s. 43, GR 2(15)
- • notice of settlement meeting under s. 60, GR 2(18)
- • notice of trial under s. 60, GR 2(17)

- • notice to contractor under s. 18, GR 2(1)
- • notice to contractor under s. 19(1), GR 2(3)
- • notice to landlord under s. 19(1), GR 2(2)
- • notice to lien claimant under s. 19(3), GR 2(4)
- • notice under s. 40(3)(a), GR 2(13)
- notice under s. 40(3)(b), (c) or
 (d), GR 2(12)
- release of lien under s. 41, GR 2(14)
- • report under s. 62, GR 2(20)
- publication, GR 3
- • certificates of substantial performance of contract, GR 3(1)
- • declarations of substantial performance of contract, GR 3(2)
- written notice, GR 2(2)
- • criteria, GR 2(2)
- Form 2 and, GR 2(2)
- O. Reg. 175 and, GR 2(2)
- • other types of written notice and, GR 2(2)
- • test, GR 2(2)

OWNER

- defined, 1(1)
- personal liability, 23(2), 33.1(4)

P

PARTIES, see PRACTICE

PAYER

- defined, 1(1)
- · payments that may be made

PAYER (cont'd)

- • where no written notice of lien received, 24(1)
- • where subcontract certified complete, 25
- • where written notice of lien received, 24(2)

PAYMENT CERTIFIER

- certification of substantial performance, 32
- defined, 1(1)
- determination of whether subcontract completed, 33

PERFECTION OF LIEN, see LIEN

PERFORMANCE OF

CONTRACT, see SUBSTANTIAL PERFORMANCE

"PERSON HAVING A LIEN"

• defined, 1(1)

PLEADINGS, see also PRACTICE

- counterclaim
- • beyond limitation period, 67(2)
- • leave to amend, 53(3), 67(3)
- • need not be related to making of improvement, 55(2)
- • time for delivery, 53(3)
- • what defendant may do, 55(2)
- · crossclaim
- • must be related to making of improvement, 55(2)
- • time for delivery, 53(3)
- • what defendant may do, 55(2)
- joinder of claims, 55(1)
- party noted in default, 54(3), (4)
- statement of claim, 53(1), (2)
- statement of defence

- • default in delivery, 54(2)
- • time for delivery, 54(1)
- third party claims, 56

POSTPONEMENT OF CLAIM

- general, 43
- priority, 78(8)

PRACTICE, see also ACTION and PLEADINGS

- adding parties, 57(2)
- appeals, 71
- • procedure
- • appeal to Divisional Court, 71(1)
- ••• notice of appeal, 71(2)
- • stated case and facts, 70(1), (2)
- • where no appeal, 71(3)
- application for directions, 66
- · applications and motions
- • adjournments, PD I G
- Civil Practice Court, PD I A
- • motions in writing, PD I F
- • rules applicable to all, PD I B
- • scheduling
- long application before judge, PD I D
- • long motion before judge, PD
- • motions before masters, PD I E
- • short application before judge or master, PD I C
- short motion before judge or master, PD I C
- summary judgment motion before judge, PD I D

PRACTICE (cont'd)

- • urgent matter before judge, PD I D
- appointment of trustee, 68(1)
- carriage of action, 59
- commencing action, 53(1)
- completion of sale, orders for, 65
- consolidation of actions, 59(2)
- costs, 86
- · counterclaim
- • need not be related to making of improvement, 55(2)
- • time for delivery, 53(3)
- court to dispose completely of action, 51
- *Courts of Justice Act* applies, 67(3)
- crossclaim
- • must be related to making of improvement, 55(2)
- • time for delivery, 53(3)
- cross-examination on claim for lien, 40
- declaration that lien has expired
- • court's general power, 47(1)(c)
- • expiry of perfected lien under, s. 37, 46
- • expiry of time to preserve or perfect, 45
- default judgment, 54(3)
- discharging lien, court's general power, 47(1)(a)
- · dismissing action
- • court's general power, 47(1)(d)
- • where lien expires, 46
- extraordinary remedies, 68
- • application for appointment of trustee, 68(1)

- • powers of trustee, 68(2)
- • liens a charge on amounts recovered, 68(3)
- • orders for completion of sale, 68(5)
- • sale subject to encumbrances, 68(4)
- factual disclosure, 67(3)
- interlocutory steps, 67(2)
- joinder, 50(3)
- judgment or report
- general, 62
- • personal judgment, 63, 75
- · jurisdiction
- • court of competent jurisdiction, 50(2)
- Ontario Court (General Division), 50(1)
- where exclusive jurisdiction not acquired, 52
- mandatory mediation, PD III
- motions, procedure on, 67(6)
- multiple lien claimants, 50(3)
- notice of trial, 57(1), 60(4)
- parties to action, 57(1)
- party noted in default, 54(3), (4)
- payment into court, 67(2)
- reference to master, case management master or person agreed on by parties
- general, 58
- • report, 62
- regulations, Lieutenant Governor, 88
- representation of lien claimant in court, 67(5)
- return of payment into court, 46(4)
- rules of court apply, 67(3), (6)

PRACTICE (cont'd)

- security for costs, 67(3), 71(3)(b)
- service of documents, 87
- settlement meeting
- • conduct of, 61
- • fixing date, 60(1)
- • non-application of Rule 50, 61(5)
- • notice, 60(2)–(4)
- • power of court, 61(5)
- • statement of settlement, 61(4)
- stated case, 70
- statement of claim, 53(2)
- summary character of proceedings, 67(1)
- technical assistance to court, 67(4)
- third party claims, 56
- trial date, fixing, 60(1)
- trust claim, 50(2)
- · vacating lien, 44

PREMISES

- defined, 1(1)
- "interest in the", defined, 1(1)
- • Crown's interest, 16(1), (3)
- • joint interest, 18
- • other person's interest, 16(2)
- • preservation of lien, 34(7)

PRESERVATION OF LIEN, see LIEN

PRICE

• defined, 1(1)

PRIORITIES

- agreements affecting owner's interest, 78
- · "class"

- • persons comprising, 79
- • priority, 80(1)
- • where conveyance or mortgage void, 80(2)
- conveyances, 78
- • where void, 80(2)
- · disposition proceeds, 84
- general creditors, 77
- general liens, 82
- insolvency, 85
- insurance proceeds, 83
- lease, 84
- mortgages, 78
- • building, 78(2)
- • financial guarantee bond, 78(10)
- • general, 78(1)
- • home buyers, 78(11)
- • saving provision, 78(9)
- postponement, 78(8)
- prior mortgages, prior advances, 78(3)
- prior mortgages, subsequent advances, 78(4)
- proceeds of sale, 84
- subsequent mortgages, general priority against, 78(6)
- subsequent mortgages, special priority against, 78(5)
- trustees appointed under Part IX, 78(7)
- worker
- • device to defeat priority, 81(3)
- • forty days' wages, 81(1)
- • trustee to trust fund is subrogated to rights of, 81(2)

PROCEEDINGS, see PRACTICE

PROCEEDS OF SALE

- perfected lienholder's right to share, 64
- priorities, 84
- preservation of lien, 34(7)

R

RAILWAY RIGHT-OF-WAY

- copy of claim for lien to be given to office manager, 34(4)
- lien constituting charge, 16(3)
- preservation of lien, 34(7)

REDUCTION OF AMOUNT PAID INTO COURT, 44(5)

- security, 44(5)
- • prorate share, 44(5)
- • reduction of, 44(5)
- holdback funds, 44(5)
- • release of, 44(5)

REFERENCE TO MASTER, CASE MANAGEMENT MASTER OR PERSON AGREED ON BY PARTIES

- costs, 58(4)
- • award of, 58(4)
- • power of Master, 58(4)
- • exceeding amount of claim, 58(4)
- • full indemnity scale, 58(4)
- • partial indemnity scale, 58(4)
- holdback funds, 58(4)
- • retention, 58(4)
- • statutory obligation to retain, 58(4)
- general, 58
- report, 62

REGISTRATION ON TITLE

• court orders, 49

REGISTRY ACT

• application to lien, 76

RELEASE

• of lien under s. 41 of the act, GR Form 14

REPORTS

- where the lien attaches to the premises, s. 62, GR Form 21
- where the lien does not attach to the premises, s. 62, GR Form 22

REPRESENTATION BY AGENT, 67(5)

RULES OF CIVIL PROCEDURE

- application where not inconsistent, 67(3), (6)
- Rule 50 not applying to action, 61(6)

S

SALE OF INTEREST IN PREMISES, see also CONVEYANCES

- fees and disbursements, 65(3)
- general lien, continuation of, 74
- orders for completion of sale, 65, 68(5)
- proceeds
- court's direction as to fees and disbursements, 65(3)
- • court's direction as to completion of sale, 65(1)
- • court's direction as to whom proceeds paid, 65(4)
- • deficiency, 65(5)
- • payment into court, 65(2)

SALE OF INTEREST IN

PREMISES (cont'd)

- • perfected lienholder's right to share, 64
- • priorities, 84
- subject to encumbrance that court directs, 68(4)

SECURITY

- bond posted under s. 44, GR Form 15.1
- effect of taking, 75
- payment in place of lien, 44
- return where action dismissed, 46

SERVICE OF DOCUMENTS, 87

- general, 53(2)
- • extending time for service, 53(2)
- • statement of claim, 53(2)
- • amendment of, 53(2)
- • time limits, 53(2)
- services and materials, 53(2)

"SERVICES OR MATERIALS"

• defined, 1(1)

SET OFF BY TRUSTEE, 12

- lien, 12
- • written notice of, 12
- holdback, 12
- • statutory, 12
- • contractor's invoice exceeding, 12
- payment, 12
- • defined, 12
- • set-off and, 12
- set-off, 12
- • record keeping and, 12

SETTLEMENT MEETING

• conduct of, 61

- fixing date, 60(1)
- notice, 60(2)–(4)
- statement of settlement, 61(3)–(5)

SHELTERING PRESERVED LIEN, 36(4)

STATED CASE, 70

STATEMENT OF CLAIM, see *PLEADINGS*

STATEMENT OF DEFENCE, see PLEADINGS

STATEMENT OF SETTLEMENT, 61(3)–(5)

- lien, 61(4)
- • discharge, 61(4)
- • perfection of, 61(4)
- • preservation, 61(4)
- • vacating of, 61(4)

STREET

- copy of claim for lien to municipality, 34(2)
- land dedicated to municipality, 17(4)
- lien constituting charge, 16(3)

SUBCONTRACT

- abandonment or non-completion, 72
- certificate of completion, 33
- defined, 1(1)

SUBCONTRACTOR

- agent for owner, deemed, 1(3)
- defined, 1(1)

SUBROGATION

- bankruptcy, 69(3)
- bonds, 69(3)
- • payment, 69(3)

SUBROGATION (cont'd)

- • labour and material, 69(3)
- improvident underwriting, 69(3)
- officers and director, 69(3)
- surety, 69
- trustee of workers' trust fund, 81(2)

SUBSTANTIAL PERFORMANCE

- certification and declaration, 32(1), see also MINOR IRREGULARITIES, PAYMENT CERTIFIER
- • contents of certificate, 32(2)
- • copies of certificates or declarations, 32(5)
- • liability for failure to furnish copy of certificate, 32(4)
- • liability for refusal to certify, 32(3)
- of contract defined, 2(1)
- of improvement, 2(2)
- trust fund created by, 7(3)
- defined, 2(1), (2)

"SUFFERS DAMAGES AS A RESULT"

• defined, 1(1)

SUMMARY PROCEDURE, 67(1), see also CROWN, 16

"SUPPLY OF SERVICES"

- defined, 1(1)
- "last supply", 2(3)
- lienable, 1(1)
- transportation of materials, 1(1)
- work done, 1(1)

Т

THIRD PARTY CLAIMS

- court may give directions, 56
- leave application, 56
- third party may be added for purpose of claiming contribution or indemnity, 56

TIME

- for delivery of pleading, 54(2)
- • claims, 54(2)
- • R. 19.04(1)(a) Rules of Civil Procedure and time limits, 54(2)
- • statement of claim and, 54(2)

TRUST FUNDS, see also TRUSTEE, WORKERS' TRUST FUND

- beneficiary's right to information, 39(1), (2)
- · breach of trust
- • contribution or indemnity, 13(4)
- • corporations, 13(1), (2)
- • joint and several liability, 13(3)
- • liability of corporations, 13(1), 13(2)
- claim not to be joined with lien claim, 50(2)
- · created by
- • amounts payable, 7(2)
- substantial performance, 7(3)
- insolvency, priorities on, 85
- · payments by trustee
- • discharging loan, 11(2)
- • non-trust monies, 11(1)
- person owed for improvement,
 10

TRUST FUNDS (cont'd)

- • set-off for debts, claims or damages, 12
- · · trusts created
- • contractor's and subcontractor's trust, 8(1), see also TRUSTEE
- • owner's trust, 7(1), see also TRUSTEE
- • vendor's trust, 9(1), see also TRUSTEE
- workers' trust fund, right to information, 39(3)

TRUSTEE

- appointment, 68(1)
- liens a charge on amounts recovered, 68(3)
- obligations
- • under contractor's and subcontractor's trust, 8(2)
- • under owner's trust, 7(4)
- • under vendor's trust, 9(2)
- powers, 68(2)
- priority, 78(7)

TRUSTS, 7

- amounts certified as payable, 7(2)
- • owners assets, 7(2)
- • sales proceeds, 7(2)
- asset sale, 7(2)
- general operating revenues, 7(1)
- gross proceeds of sale, 7(2)
- net proceeds of sale, 7(2)
- operating account, 7(2)
- • intention, 7(2)
- secured creditors, 7(2)
- trust monies and, 7(2)

V

VACATING LIEN

- court order where lien expires, 45
- payment into court of reasonable amount, 44(2)
- payment into court, without notice, 44(1)
- • jurisdiction, 44
- • court, 44
- • payment of holdback into court, 44
- procedure
- • consolidation of motions, 44(8)
- • ex parte proceedings, 44(2)
- • rules govern, 44(9)
- reduction of amount paid into court, 44(5)
- security, posting, 44
- where general lien, 44(4)
- where lien does not attach to premises, 44(3)

VENDOR'S TRUST, 9(1)

- general security interest, 9(1)
- leasehold interest, 9(1)
- • lien claimants and, 9(1)
- owner's assets, 9(1)
- • court approval, 9(1)
- sale proceeds, 9(1)
- • definition, 9(1)(a)
- • gross, 9(1)
- • net, 9(1)
- secured creditors, 9(1)
- • consent to sell, 9(1)
- trust fund, 9(1)
- • defined, 9(1)

W

WAGES

• defined, 1(1)

WAIVER OF RIGHTS UNDER ACT, 4

- holdback, 4
- holdback liability, 4
- • estoppel and, 4

WORKER

- defined, 1(1)
- device to defeat priority, 81(3)
- priority of lien, 81(1)
- • registration of, 81
- • timely preservation, 81
- supply of services, 81
- • preparation for the work day as, 81

- • site closure and, 81
- • work done, 81

WORKERS' TRUST FUND

- defined, 1(1)
- subrogation to rights of worker, 81(2)

"WRITTEN NOTICE OF A LIEN"

• defined, 1(1)