



Dawson & Lake of the Woods FormsPak

Tax Sale Date: July 18, 2025

BEFORE YOU SUBMIT A TENDER...

- **How do tax sales work?**
- **Why ordering an up-to-date title search and execution search could benefit you?**
- **What will happen if the Crown has an interest in a property that you would like to buy?**
- **If the treasurer of the municipality notifies you that you have 14 days to pay the balance of the amount that you tendered, plus HST, land transfer tax and accumulated taxes, and you do not pay this amount within 14 days, would you like to no what will happen?**

**You can learn the answers to all of the above questions by visiting
www.OntarioTaxSales.ca or by clicking on the links below:**

- **What is a tax sale?**
- **Definitions**
- **FAQ**
- **How to buy a tax sale property**

Sale of Land by Public Tender

*Municipal Act, 2001
Ontario Regulation 181/03
Municipal Tax Sale Rules*

Township of Dawson & Township of Lake of the Woods

Take Notice that tenders are invited for the purchase of the land(s) described below and will be received until 3:00 p.m. local time July 18, 2025, at 211 4th Street Rainy River ON. The Tenders will then be opened in public on the same day at 3:01 p.m. at 211 4th Street Rainy River, ON.

Township of Dawson

Description of Land(s):

1. W ½ W ½ NE ¼ Sec 2 Blue Twp PIN 56053-0098

According to the last returned assessment roll, the assessed value of the land \$15,900

Minimum Tender Amount: \$1,883.29

2. NW ¼ NW ¼ Sec 24 Blue Twp PIN 56053-0080

According to the last returned assessment roll, the assessed value of the land \$8,200

Minimum Tender Amount: \$1,393.58

3. NW ¼ SE ¼ Sec 25 Blue Twp PIN 56053-0058

According to the last returned assessment roll, the assessed value of the land \$8,200

Minimum Tender Amount: \$1,416.96

4. W ½ S ½ Lt 8 Con 4 Spohn Twp PIN 56059-0050

According to the last returned assessment roll, the assessed value of the land \$9,000

Minimum Tender Amount: \$1,470.33

5. SE ¼ NE ¼ Sec 11 Plan SM75 PIN 56058-0294

According to the last returned assessment roll, the assessed value of the land \$8,200

Minimum Tender Amount: \$1,376.18

6. E ½ NW ¼ Sec 19 Plan SM75 PIN 56058-0363

According to the last returned assessment roll, the assessed value of the land \$9,000

Minimum Tender Amount: \$1,553.58

7. NW ¼ SE 1/4 Sec 35 Plan SM75 PIN 56058-0437

According to the last returned assessment roll, the assessed value of the land \$8,200

Minimum Tender Amount: \$1,818.92

8. N ½ S ½ SE ¼ Sec 10 Curran Twp PIN 56057-0025

According to the last returned assessment roll, the assessed value of the land \$15,900

Minimum Tender Amount: \$2,053.18

Township of Lake of the Woods

Description of Land(s):

1. Lt 23 Plan SM283 Morson Twp PIN 56062-0019

According to the last returned assessment roll, the assessed value of the land \$88,000

Minimum Tender Amount: \$7,913.31

2. SW ¼ N ½ Lt 2 Con 6 McCrosson Twp PIN 56060-0181

According to the last returned assessment roll, the assessed value of the land \$18,300

Minimum Tender Amount: \$1,677.64

Tenders must be submitted in the prescribed form and must be accompanied by a deposit at least 20 per cent of the tender amount, which deposit shall be made by way of a certified cheque/bank draft/money order payable to the municipality.

Except as follows, the municipality makes no representation regarding the title to or any other matters relating to the land(s) to be sold. Responsibility for ascertaining these matters rests with the potential purchasers.

The lands(s) do not include mobile homes situate on the land(s).

This sale is governed by the Municipal Act, 2001 and the Municipal Tax Sales Rules made under that Act. The successful purchaser will be required to pay the amount tendered plus accumulated taxes and any taxes that may be applicable, such as a land transfer tax and transfer legal fees.

The municipality has no obligation to provide vacant possession to the successful purchaser.

A copy of the prescribed form of tender is available on the website of the Government of Ontario Central Forms Repository under the listing of the Ministry of Municipal Affairs.

For further information regarding this sale contact: check the website **dawsontownship.ca** or **lakeofthewoods.ca** under Tax Sale tab and the public notices tab for forms and further information.

Make sure you use the correct Township name in the tender and on the deposit cheques.

Or you may contact:

Patrick W Giles

Clerk-Treasurer

Email: gilesp@tbaytel.net

Township of Dawson & Township of Lake of the Woods

PO Box 427 211 4th Street

Rainy River ON P0W 1L0

Phone & Fax 807-852-3529

TENDER TO PURCHASE

THE CORPORATION OF THE TOWNSHIP OF DAWSON

To: Name: **Treasurer**

Address: **PO Box 427
211 4th Street
Rainy River ON P0W 1L0**

Telephone: **Phone & Fax 807-852-3529**

Re: Sale of: (provide description of land, including the street address and municipality in which the land is located, or if there is no street address, the location of the land; and, the property identifier number (PIN) assigned to the land in Ontario's land registration system)

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1. I/we hereby tender to purchase the land described above for the amount of \$_____ (_____ dollars) in accordance with the terms and conditions of the *Municipal Act, 2001* and the Municipal Tax Sales Rules.
2. I/we understand that this tender must be received by the treasurer's office not later than **3:00 p.m.** local time on **July 18, 2025**, and that in the event of this tender being accepted, I/we shall be notified of its acceptance.
3. I/we enclose a deposit in the form of a certified cheque/bank draft/money order for the sum of \$_____ (_____ dollars)

in favour of **The Corporation of the Township of Dawson** representing 20 per cent or more of the tendered amount which will be forfeited if I/we are the successful tenderer(s) and I/we do not pay the balance of the tendered amount, any taxes that may be applicable, such as a land transfer tax and HST and any accumulated taxes within 14 days of the mailing of the notice by the treasurer notifying me/us that I/we are the highest tenderer.

This tender is submitted pursuant to the *Municipal Act, 2001* and the Municipal Tax Sales Rules.

Dated at _____, this _____ day of _____, 2025.

Name of Tenderer	Name of Tenderer
Address of Tenderer	Address of Tenderer
Email &/or Phone Number of Tenderer (optional)	Email &/or Phone Number of Tenderer (optional)

Pursuant to subrule 6(2) of the Municipal Tax Sales Rules, this tender shall relate to only one parcel of land.

Personal Information contained on this form, collected pursuant to the *Municipal Act, 2001* and Regulations thereunder, will be used for the purposes of that Act. Inquiries should be directed to the Freedom of Information and Privacy Coordinator at the organization responsible for the procedures under that Act.

Tax Sale For (Please insert short description or municipal address of property sufficient to permit the Treasurer to identify the parcel of land to which it relates.)

**Date and time received by
The Corporation of the Township of
Dawson**

To: **Treasurer
The Corporation of the Township of Dawson
PO Box 427
211 4th Street
Rainy River ON P0W 1L0**

Tape, glue or staple this form to outside of the sealed envelope containing your bid

TENDER TO PURCHASE

THE CORPORATION OF THE TOWNSHIP OF LAKE OF THE WOODS

To: Name: **Treasurer**
Address: **PO Box 427**
211 4th Street
Rainy River ON P0W 1L0
Telephone: **Phone & Fax 807-852-3529**

Re: Sale of: (provide description of land, including the street address and municipality in which the land is located, or if there is no street address, the location of the land; and, the property identifier number (PIN) assigned to the land in Ontario's land registration system)

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1. I/we hereby tender to purchase the land described above for the amount of \$_____ (_____ dollars) in accordance with the terms and conditions of the *Municipal Act, 2001* and the Municipal Tax Sales Rules.
2. I/we understand that this tender must be received by the treasurer's office not later than **3:00 p.m.** local time on **July 18, 2025**, and that in the event of this tender being accepted, I/we shall be notified of its acceptance.
3. I/we enclose a deposit in the form of a certified cheque/bank draft/money order for the sum of \$_____ (_____ dollars)

in favour of **The Corporation of the Township of the Lake of the Woods** representing 20 per cent or more of the tendered amount which will be forfeited if I/we are the successful tenderer(s) and I/we do not pay the balance of the tendered amount, any taxes that may be applicable, such as a land transfer tax and HST and any accumulated taxes within 14 days of the mailing of the notice by the treasurer notifying me/us that I/we are the highest tenderer.

This tender is submitted pursuant to the *Municipal Act, 2001* and the Municipal Tax Sales Rules.

Dated at _____, this _____ day of _____, 2025.

Name of Tenderer	Name of Tenderer
Address of Tenderer	Address of Tenderer
Email &/or Phone Number of Tenderer (optional)	Email &/or Phone Number of Tenderer (optional)

Pursuant to subrule 6(2) of the Municipal Tax Sales Rules, this tender shall relate to only one parcel of land.

Personal Information contained on this form, collected pursuant to the *Municipal Act, 2001* and Regulations thereunder, will be used for the purposes of that Act. Inquiries should be directed to the Freedom of Information and Privacy Coordinator at the organization responsible for the procedures under that Act.

Tax Sale For (Please insert short description or municipal address of property sufficient to permit the Treasurer to identify the parcel of land to which it relates.)

**Date and time received by
The Corporation of the Township of
Lake of the Woods**

To: **Treasurer
PO Box 427
211 4th Street
Rainy River ON P0W 1L0**

Tape, glue or staple this form to outside of the sealed envelope containing your bid



Instructions for Submitting a Tender

Tenders must be prepared and submitted in accordance with the *Municipal Tax Sales Rules*

1. **Determine your tender amount:** Your tender must be equal to the Minimum Tender Amount advertised or more. The successful tenderer will be required to pay Land Transfer Tax, any applicable HST, and accumulated taxes, which are any further taxes, interests or penalties that have accumulated since the first day of advertising.
2. **Prepare Form 7 (TENDER TO PURCHASE) – Copy of Form 7 is in the InfoPak:**
 - a. Form 7 must be typed or legibly handwritten in ink.
 - b. In the section of Form 7 that says “Re: Sale of: (description of land)” enter in the description of the land, including the roll number, file number and municipal address, if that information is available. This can be found on your Title Search Summary or on the Form 6 Tax Sale Ad included in your InfoPak.
 - c. Fill in the remaining information on Form 7 (Tender to Purchase Amount, Deposit amount (20% of your Tender to Purchase Amount), Date, Name and Address of tenderer)
3. **Prepare a deposit:**
 - a. **At least 20%:** The deposit must be at least 20 per cent of the amount of your tender.
(Example: If you tender \$5,000.01 – 20% of \$5,000.01 is \$1,000.002 – \$1,000.00 would be less than 20% of the amount you tendered - \$1,000.01 would be the minimum deposit required)
 - b. **Form of Deposit:** Money order, bank draft or cheque certified by a bank or authorized foreign bank within the meaning of section 2 of the Bank Act (Canada), a trust corporation registered under the Loan and Trust Corporations Act or a credit union within the meaning of the Credit Unions and Caisses Populaires Act, 1994.
 - c. **Deposit money order, bank draft or certified cheque must be made out in favour of the municipality.**
4. **Prepare a Tender envelope:**
 - a. Submit a sealed envelope, addressed to the treasurer, indicating on it that it is a tax sale. The tender envelope in this InfoPak is already properly pre-addressed and can be attached to your sealed envelope.
 - b. If a municipal address has been given for the property, enter that address under the heading “**Tax Sale For**”. If there is no municipal address, it will be necessary to include a short description of the property shown on your Title Search Summary or on the Form 6 Tax Sale Ad.
5. **One parcel only:** A tender shall relate to only **one** parcel of land. If there are two or more properties in a sale and you wish to submit tenders for two properties, you must submit two completely separate tenders and must be submitted in a separate envelope.
6. **No additional terms or conditions:** The treasurer will reject every tender that includes any term or condition not provided for in the *Municipal Tax Sales Rules*.
7. **Submitting your tender:** You can submit your tender in person, or by courier, or by mail. Your tender must be received by the treasurer on or before the time and date indicated in the advertisement for tax sale. If your tender is received late, it will be rejected. In the event of a postal strike or other work slowdown, mail might not be delivered in a timely manner. **If the mailing address includes a Post Office Box, there is no guarantee the municipality will collect their mail before 3 pm on the day of the sale. It is the tenderer's responsibility to ensure the tender is delivered to the treasurer by 3 pm on sale day.**
8. **If you wish to withdraw your tender:** A tender is withdrawn if the tenderer's written request to have the tender withdrawn is received by the treasurer before 3 p.m. local time on the last date for receiving tenders. The envelope containing a withdrawn tender will be opened at the time of the opening of the sealed envelopes.
9. **Cancellation of sale:** A tax sale can be cancelled by the treasurer at any time before a tax deed or notice of vesting is registered on title.



Tenderer's Checklist

The municipality makes no representation regarding the title to the property or any other matters relating to the lands to be sold. The property may be worth much more *or* much less than the minimum tender amount.

The responsibility for researching this property to see if it is a good investment and researching the legislated requirements and provisions of the tax sale procedure is up to you.

A Title Search Summary includes an execution search and will outline what will stay on title and become your responsibility after the tax deed is registered, such as crown interests, easements, restrictions, etc. It could be helpful to obtain a Title Search.

It is important to **investigate** to find out the property condition, landuse, zoning, building permits, etc. You would want to make sure it fits in with your plans for the property.

If your tender is accepted and you do not pay the balance of the tender amount owing on time, **your deposit will be forfeited to the municipality** as set out in the *Municipal Tax Sale Rules*.

Requirements for "Submitting a Tender" pursuant to <i>Municipal Act, 2001 and Municipal Tax Sale Rules</i>	
<input type="checkbox"/>	Tender is submitted using Form 7 (Included in InfoPak/FormsPak/Tender Package) <i>NOTE: Form 7 must be addressed to the person who holds the position of Treasurer, or Deputy Treasurer under Section 286(2), even if their Title is different.</i>
<input type="checkbox"/>	Form 7 must be typewritten or legibly written in ink (Description of property can be found on Form 6 Advertisement)
<input type="checkbox"/>	Form 7 describes/relates to one property only (each property requires separate Form 7s and separate envelopes)
<input type="checkbox"/>	Tender Amount is equal to or greater than the Minimum Tender Amount given for the property
<input type="checkbox"/>	Deposit is a least 20% of the amount you have chosen to tender (always round up when determining deposit amount)
<input type="checkbox"/>	Deposit is made by way of money order, or by way of bank draft or cheque certified by a bank or authorized foreign bank (within the meaning of section 2 of the <i>Bank Act</i> (Canada), a trust corporation registered under the <i>Loan and Trust Corporations Act</i> or a credit union within the meaning of the <i>Credit Unions and Caisses Populaires Act, 1994</i>)
<input type="checkbox"/>	Ensure deposit money order, bank draft or certified cheque is made out in favour of the Municipality (The Corporation of the...)
<input type="checkbox"/>	Envelope cover indicates it is for a Tax Sale with an identifiable description of land and/or municipal address - <i>Tape, glue or staple this form to outside of the sealed envelope containing your bid</i>
<input type="checkbox"/>	Envelope must be addressed to the Treasurer (or Deputy Treasurer) <i>NOTE: Tenders must be addressed to the person who holds the position of Treasurer, or Deputy Treasurer under Section 286(2), even if their Title is different.</i>

If all boxes are checked, you are ready to send in your tender!