



London FormsPak

Tax Sale Date: November 20, 2024

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 The Corporation of the City of London

Take notice that tenders are invited for the purchase of the lands described below and will be accepted if sealed in an envelope and clearly marked with the PIN (Property Identification Number) and the Roll Number of the property for which the tender is submitted. A separate tender must be submitted for each property.

Tenders will be received only at City Hall Tax Kiosk, City of London Lobby until 3:00 p.m. local time on Wednesday, November 20, 2024. The tenders will then be opened in public at Committee Room # 2, 2nd floor, City Hall on the same day immediately following the 3:00 p.m. deadline.

Description of Land(s):

1. Block A, Plan 437 (W), Subject to Instrument No. 538517, City of London, County of Middlesex
PIN: 08248-0113 (LT)
Municipal Address: 0 Summit, London, ON
Roll No.: 39 36 010-480-070-01-0000
Minimum Tender Amount: \$7,465.67
2. Unit 42, Level 1, Middlesex Condominium Plan No. 219, City of London, County of Middlesex
PIN: 08720-0042 (LT)
Municipal Address: 48 – 151 Bonaventure Dr., London, ON
Roll No.: 39 36 040-580-070-01-0000
Minimum Tender Amount: \$15,214.60
3. Pt Lot 36, Plan 457 (4th) as described in Instrument No. YB44296; Together with Instrument No. YB44296, City of London, County of Middlesex
PIN: 08365-0095 (LT)
Municipal Address: 122 Windsor Cres., London, ON
Roll No.: 39 36 060-370-121-00-0000
Minimum Tender Amount: \$27,319.07
4. Pt Lot 58, Plan 33M407, Being Part 2, Ref. Plan 33R14394, City of London, County of Middlesex
PIN: 08125-0837 (LT)
Municipal Address: 0 Tanner Dr. E/S., London, ON
Roll No.: 39 36 040-630-075-16-0000
Minimum Tender Amount: \$12,432.28
5. Block 67, Plan 33M442, Together with Easement over Part 11, Ref. Plan 33R14930 as described in Instrument No. ER158547 and Together with Easement over Part 9, Ref. Plan 33R14930 as described in Instrument No. 158548, City of London, County of Middlesex
PIN: 08064-2056 (LT)
Municipal Address: Vacant Land
Roll No.: 39 36 090-460-276-36-0000
Minimum Tender Amount: \$5,867.10
6. Block 67, Plan 33M686, City of London, County of Middlesex
PIN: 08357-0437 (LT)
Municipal Address: 0 Yvonne Cres., London, ON
Roll No.: 39 36 050-330-016-87-0000
Minimum Tender Amount: \$3,711.90

7. Part of Lot 73, Plan 33M328, designated as Part 2, Ref. Plan 33R15317, City of London, County of Middlesex
PIN: 08130-2723 (LT)
Municipal Address: 0 Marconi Blvd. E/S, London, ON
Roll No.: 39 36 040-700-209-61-0000
Minimum Tender Amount: \$16,260.80
8. Pt Lot 1, Plan 429 (3rd) designated as Part 1, Ref. Plan 33R12727; London description amended 96/12/12 by Leigh Swanson, City of London, County of Middlesex
PIN: 08332-0011 (LT)
Municipal Address: 351 Hanley Rd., London, ON
Roll No.: 39 36 050-250-009-05-0000
Minimum Tender Amount: \$28,960.50
9. Pt Lot 3, Northeast South Street, Part 27, Ref. Plan 33R3725, City of London, County of Middlesex
PIN: 08329-0110 (LT)
Municipal Address: 0 Hill St., London, ON
Roll No.: 39 36 050-250-009-05-0000
Minimum Tender Amount: \$25,877.33
10. Part Lot 15, Plan 80, designated as Part 3, Ref. Plan 33R7457, Together with Easement over Pt 1, Ref. Plan 33R11484 as described in Instrument No. LT348158, City of London, County of Middlesex
PIN: 08483-0093 (LT)
Municipal Address: 0 Northpond Crt., London, ON
Roll No.: 39 36 050-660-240-18-0000
Minimum Tender Amount: \$9,695.52
11. Pt Lot 26, Conc. 1 as described in Instrument No. 183481, Except Instrument No. 839691 and Plans 937, 1000 & 969; "description in Instrument No. 183481 may not be acceptable in future regarding remainder", City of London, County of Middlesex
PIN: 08468-0009 (LT)
Municipal Address: 0 Huntingdon Dr. W/S, London, ON
Roll No.: 39 36 060-550-012-99-0000
Minimum Tender Amount: \$19,228.62
12. Block 137, Plan 33M485, City of London, County of Middlesex
PIN: 08501-0457 (LT)
Municipal Address: 0 Shore Rd., London, ON
Roll No.: 39 36 080-070-162-08-0000
Minimum Tender Amount: \$27,507.71
13. Pt Lot 2, Southeast South Street, designated as Part 1, Ref. Plan 32R103, "Consent of Committee of Adjustment Attached to Instrument No. LT541621", City of London, County of Middlesex
PIN: 08300-0910 (LT)
Municipal Address: 291 South St., London, ON
Roll No.: 39 36 050-250-009-05-0000
Minimum Tender Amount: \$9,049.32
14. Pt Lot 2, Southeast South Street, as described in Instrument No. LT541505, City of London, County of Middlesex
PIN: 08330-0089 (LT)
Municipal Address: 293 South St., London, ON
Roll No.: 39 36 050-250-009-05-0000
Minimum Tender Amount: \$10,259.63

15. Unit 22, Level 8, Middlesex Condominium Plan No. 79, City of London, County of Middlesex
PIN: 08861-0186 (LT)
Municipal Address: 804 – 1105 Jalna Blvd., London, ON
Roll No.: 39 36 060-582-264-00-0000
Minimum Tender Amount: \$11,806.47
16. Block 65, Plan 33M442, Together with Easement over Part 11, Ref. Plan 33R14930 as described in Instrument No. ER158547 & Together with Easement over Part 9, Ref. Plan 33R14930 as described in Instrument No. ER158548, City of London, County of Middlesex
PIN: 08064-2054 (LT)
Municipal Address: Vacant Land
Roll No.: 39 36 090-460-276-32-0000
Minimum Tender Amount: \$6,672.59
17. Part Lot 23, Plan 380 designated as Part 2, Ref. Plan 33R15686, City of London, County of Middlesex
PIN: 08345-0126 (LT)
Municipal Address: 0 Princess St. N/S, London, ON
Roll No.: 39 36 050-400-074-10-0000
Minimum Tender Amount: \$5,898.56
18. Pt Lot 7, Plan 162 and Pt Lots 9 & 10, Conc. 3 as described in Instrument Nos. 559740 & 129941, Except Pts 1 to 12 inclusive Ref. Plan 33R10496 and Except Part 1, Ref. Plan 33R13796 Subject to Instrument No. LY58403, City of London, County of Middlesex
PIN: 08090-0775 (LT)
Municipal Address: 0 Highbury Ave. N., London, ON
Roll No.: 39 36 030-730-002-99-0000
Minimum Tender Amount: \$39,806.00
19. Block 133, Plan 33M184, Consent of Committee of Adjustment in Instrument No. LT119233; Subject to and Together with Instrument No. LT182203 City of London, County of Middlesex
PIN: 08068-1519 (LT)
Municipal Address: 0 Grangeover Cres., London, ON
Roll No.: 39 36 010-681-341-99-0000
Minimum Tender Amount: \$8,108.84
20. Block 66, Plan 33M199, City of London, County of Middlesex
PIN: 08083-1388 (LT)
Municipal Address: 0 Sunnyside Dr., London, ON
Roll No.: 39 36 020-401-285-01-0000
Minimum Tender Amount: \$6,945.22
21. Block 151, Plan 33M229, City of London, County of Middlesex
PIN: 08498-0215 (LT)
Municipal Address: 0 Jalna Blvd., London, ON
Roll No.: 39 36 060-620-461-00-0000
Minimum Tender Amount: \$23,267.92
22. Pt Lot 168, Plan 434 as described in Instrument No. 19969LY, Except No. 24753LY, City of London, County of Middlesex
PIN: 08075-0165 (LT)
Municipal Address: 0 Britannia Ave., London, ON
Roll No.: 39 36 010-210-051-01-0000
Minimum Tender Amount: \$6,037.66

23. Part of Lot 475, Plan. 490, as described in Instrument No. 101709, Except Instrument Nos. 117007 & 265802; Subject to Execution No. 85403, if Enforceable; Subject to Execution No. 881315, if Enforceable., City of London, County of Middlesex
PIN: 08097-0182 (LT)
Municipal Address: 0 Cheapside St. Rear, London, ON
Roll No.: 39 36 030-550-198-00-0000
Minimum Tender Amount: \$7,692.18
24. Unit 103, Level 1, London Condominium Plan No. 33, City of London, County of Middlesex
PIN: 08887-0113 (LT)
Municipal Address: 192 - 700 Osgoode Dr., London, ON
Roll No.: 39 36 050-113-73-0000
Minimum Tender Amount: \$16,899.55
25. Lot 71, Plan 414, City of London, County of Middlesex
PIN: 08075-0281 (LT)
Municipal Address: 87 Britannia Ave., London, ON
Roll No.: 39 36 010-216-00-0000
Minimum Tender Amount: \$31,553.93
26. Lot 12, Plan 780, City of London, County of Middlesex
PIN: 08078-0031 (LT)
Municipal Address: 473 Hollywood Cres., London, ON
Roll No.: 39 36 010-460-181-0000
Minimum Tender Amount: \$40,535.95
27. Lot 18, Plan 979, Subject to Instrument No. 290166, City of London, County of Middlesex
PIN: 08438-0122 (LT)
Municipal Address: 593 Jamaica Cr. London, ON
Roll No.: 39 36 070-250-012-00-0000
Minimum Tender Amount: \$34,999.95
28. Unit 29, Level 1, London Condominium Plan No. 36, City of London, County of Middlesex
PIN: 08884-0029 (LT)
Municipal Address: 44 Wonderland Rd. S., London, ON
Roll No.: 39 36 070-140-025-011-0000
Minimum Tender Amount: \$18,320.52
29. Unit 30, Level 2, Middlesex Condominium Plan No. 221, City of London, County of Middlesex
PIN: 08722-0083 (LT)
Municipal Address: 44 Wonderland Rd. S., London, ON
Roll No.: 39 36 070-140-024-031-0000
Minimum Tender Amount: \$4,346.32

The sale of these properties is subject to cancellation up to the time of the tender opening without any further notice.

The Minimum Tender amount represents the cancellation price as of the first day of advertising.

Tenders must be submitted in the prescribed form and must be accompanied by a deposit in the form of a money order or of a bank draft or cheque certified by a bank or trust corporation payable to the municipality and representing at least 20 per cent of the tender amount.

The municipality makes no representation regarding the title or any other matters relating to the land to be sold, including but not limited to the potential existence of environmental contamination, estates and interests of the federal or provincial governments or their agencies, easements and restrictive

covenants, and interests acquired by adverse possession. Responsibility for ascertaining these matters rests with the potential purchasers.

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, penalties and interest, GST/HST if applicable, and the relevant land transfer tax.

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

For further information regarding this sale and a copy of the prescribed form of tender contact the following staff:

Supervisor -Tax Collections

[519-661-2489 ext. 4543](tel:519-661-2489) or

Email: klacours@london.ca

The Corporation of the City of London

Tax Sale Section

City Tax Office, Room 407

300 Dufferin Ave

London ON N6B 1Z2

TENDER TO PURCHASE
THE CORPORATION OF THE CITY OF LONDON

To: Name: **Treasurer**
Address: **The Corporation of the City of London**
Tax Sale Section
City Tax Office, Room 407
300 Dufferin Ave
London ON N6B 1Z2
Telephone: **519-661-2489 ext. 4543**

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)

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 **November 20, 2024**, 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 City of London** 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 _____, 2024.

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 City of London**

To: **Treasurer
The Corporation of the City of London
Tax Sale Section
City Tax Office, Room 407
300 Dufferin Ave
London ON N6B 1Z2**

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 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.
3. **Prepare a deposit:**
 - a. **At least 20%:** The deposit must be at least 20 per cent of the amount of you 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*.

YES	NO	Requirements for "Submitting a Tender" pursuant to the <i>Municipal Act, 2001</i> and <i>The Municipal Tax Sale Rules</i>
		Tender is submitted using Form 7 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.
		Form 7 is typewritten or legibly written in ink (Description of property can be found on Form 6 Advertisement)
		Form 7 describes/relates to one parcel only (each property requires separate Form 7s and separate envelopes)
		Your Tender Amount is equal to or greater than the Minimum Tender Amount given for the property in the ad
		Deposit is at least 20% of the amount you tender
		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 (Canada)</i> , 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>
		Deposit money order, bank draft or certified cheque is made out in favour of the municipality
		Envelope indicates it is for a Tax Sale (You can attach the envelope form the InfoPak/FormsPak)
		An identifiable description of the land or municipal address is shown on the envelope (Description can be added from the Form 6 Advertisement)
		Envelope is addressed to the Treasurer (or Deputy Treasurer) 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.

If you answered "YES" to all of the above questions, you are ready to send in your tender!