

Bulletin No. 2024-11**Teraview Enhancement****Date: October 1st, 2024****Land Titles Act**

On October 4th, 2024, Teraview will introduce an enhancement designed to streamline document registration and reduce the number of documents returned for correction. This update is similar to the Party descriptor in the Party To field that was implemented on June 3rd, 2023.

Block Party Descriptors in the Party From field

Generally, the Land Titles systems does not permit “party descriptors”. Accordingly, it is inappropriate, in most cases, to add party descriptors, typically as suffixes, to the name of a party. Teraview will now block certain party descriptors from being entered in the Party From field in specific document types. See Appendix B for the list of the documents. The use of these party descriptors will not be blocked if the party descriptors are part of a corporate name, and a corporate identifier is entered within the same field.

These are some of the more common party descriptors that will be blocked unless they are accompanied by a corporate identifier entered in the same field:

- In Trust
- Carrying on Business (COB)
- Operating as (O/A)
- Trading as (T/A)
- Registered Retirement Savings Plan (RRSP#)
- Family Trust

See Appendix A for the complete list of unacceptable party descriptors that will be blocked unless they are accompanied by a corporate identifier entered in the same field.

Permitted corporate identifiers are “Limited” “Limitée”, “Incorporated”, “Incorporée” or “Corporation” or the corresponding abbreviations “Ltd”, “Ltée,” “Inc.” or “Corp.”

The following punctuation marks are acceptable:

\! “ ” « » # \$ % & ' () * + , - . / \ : ; < = > ? [] ^ ≤ ≥ @ , ' ` ^ ”

Teraview will not block any document using a party name with such punctuation marks. Punctuation marks should not be included if the punctuation mark is not in fact a part of the party's name.

Examples of Party Descriptors

Acceptable	Not Acceptable
Sunshine Credit Union In Trust Limited	Sunshine Credit Union In Trust
Timberland Family Trust Inc.	Timberland Family Trust
Timber, Justin T/A Timberland Ltd.	Timber, Justin T/A Timberland
Sunshine Pipes Inc.	Sunshine Pipes Inc. C.O.B. Sunshine Plumbing

The information intended by party descriptors may, in certain circumstances, be entered as information in Statement 61 (e.g., “RRSP account #”, “carrying on business as”, and “trading as”, etc.) but, for greater certainty, not usually a description of the owner of freehold or leasehold land or of a charge as a trustee.

If a corporate identifier is not included in the Party From name containing a blocked party descriptor, the following warning message will be displayed:

“If the Party From contains a descriptor, you must include a corporate identifier (e.g., INC., INCORPORATED, LTÉE).”

Registrants should not include an inappropriate corporate identifier when a corporate identifier is not in fact a part of the party's corporate name.

There will be some situations where a new party descriptor is added that is not identified on Appendix A. The Land Registry Office staff will not be looking for such new party descriptors, so a document using such an inappropriate party descriptor might get certified.

However, a future document using such a party name that has an inappropriate party descriptor may be refused, which will then require an Application to Change Name to amend the title to correct the inappropriate party descriptor.

There will also be some situations where Teraview blocks an individual or corporation name that is otherwise a proper legal name. In these rare situations, please submit an override request form via OnLand.ca with a detailed explanation of the situation.

If any documents with a Party From Descriptor are a Work-in-Progress but submitted for registration after October 4th, 2024, and any of the above messages are displayed, the proper selection will need to be completed again and the document re-signed before the document can be registered. Documents that have been returned for correction will also have to be resigned.

Original signed by

Rebecca Hockridge
Director of Titles

Appendix A

List of Party From Descriptors blocked by the system

COB
(COB)
CARRYING BUSINESS
CARRYING BUSINESS AS
CARRYING ON BUSINESS AS
CARRYING ON BUSINESS AS (COB)
CARRYING ON BUSINESS (COB) AS

FAMILY TRUST
FAMILYTRUST

ITF
IN TRUST
IN TRUST FOR

LRSP
L.R.S.P.
LOCKED-IN RETIREMENT ACCOUNT
LOCKED-IN RETIREMENT SAVINGS PLAN

LIF
L.I.F.
LIFF
L.I.F.F.
LIFE INCOME FUND

O/A
(O/A)
OA
(OA)
OPERATING AS
OPERATING AS (O/A)

RDSP
R.D.S.P.
REGISTERED DISABILITY SAVINGS PLAN

RRIF

RIF
R.R.I.F.
R.I.F.
RETIREMENT INCOME FUND
REGISTERED INCOME FUND
REGISTERED RETIREMENT INCOME FUND

RRSP#
RRSP
R.R.S.P.
RSP
R.S.P.
FOR RRSP
FOR RRSP#
REGISTERED RETIREMENT SAVINGS PLAN
RETIREMENT SAVINGS PLAN
REGISTERED SAVINGS PLAN

SDRRSP
S.D.R.R.S.P.
SELF-DIRECTED REGISTERED RETIREMENT SAVINGS PLAN

TFSA
T.F.S.A.
TAX-FREE SAVINGS ACCOUNT

T/A
(T/A)
TRADING AS

DANS LES FONDS POUR
FONDS FAMILIAL
FONDSFAMILIAL

EXERCER UNE ACTIVITÉ
EXERCER UNE ACTIVITÉ EN TANT QUE
FONCTIONNEMENT EN TANT QUE
NOM COMMERCIAL

REER
R.E.E.R.
PER
P.E.R.

FRRR
F.R.R.R.
FRR
F.R.R.

CELI
C.E.L.I

REERA
R.E.E.R.A.
REEI
R.E.E.I.
RÉGIME ENREGISTRÉ D'ÉPARGNE-RETRAITE

FONDS ENREGISTRÉ DE REVENU DE RETRAITE
FONDS DE REVENU DE RETRAITE
FONDS DE REVENU ENREGISTRÉ
RÉGIME ENREGISTRÉ D'ÉPARGNE-INVALIDITÉ
COMPTE DE RETRAITE BLOQUÉ
PLAN D'ÉPARGNE RETRAITE BLOQUÉ
FONDS DE REVENU VIAGER

Appendix B

List of document types that is affected by this release:

Application (General)
Application To Amend Based On Court Order
Application To Register Court Order
Application Delete Execution
Application For Inhibiting Order-Charge
Application For Inhibiting Order-Land
Application To Register Government Order
Application For Restrictions Based On Court Order
Application For Vesting Order
Application To Register Bylaw
Application Bylaw Deeming Plan Not A Plan
Application Bylaw To Establish Public Highways
Caution-Land (Bankruptcy & Insolvency Act)
Caution-Charge (Bankruptcy & Insolvency Act)
Caution-Charge
Caution-Land (Estates Administration Act)
Caution-Notice
Construction Lien
Condominium Bylaw (Condominium Act 1998)
Condominium Lien (Condominium Act 1998)
Certificate
Certificate Of Lien-Housing Development Act
Application To Delete Restrictions
Discharge Of Common Elements Condominium Interest

Application Foreclosure Order
Lien
Notice
Notice Of Assignment Of Rents-General
Notice Of Change Of Address For Service-Condo
Compliance Of Subdivision Agreement
Notice Of Option To Purchase
Partial Compliance Of Subdivision Agreement
Notice Of Security Interest
Notice Of Determination Surrender Of Lease
Notice Of Subdivision Agreement
Power Of Attorney
Revocation Of Power Of Attorney