



Properties Containing Seven or More Dwelling Units Search Requirements - Ontario

Searches and due diligence usually required for properties containing seven or more dwelling units in addition to our standard residential search requirements found on titleplus.ca/info-for-legal-professionals. This chart is a guideline, additional or fewer searches may be required for specific properties. To confirm search requirements for specific transactions, please contact the TitlePLUS Customer Service Centre at 1 800 410 1013 or 416 598 5899 or by email at titleplus@lawpro.ca.

	Refinance 80% of value or less	Refinance over 80% of value	Purchase
Building department work orders and open permits	No	Yes	Yes
Electrical work orders	No	Yes	Yes
Fire work orders	No	Yes	Yes
Corporate Status of corporate vendor and/or borrower	Yes	Yes	Yes
Private septic system approval, where property on private septic system	No	Yes	Yes
Source Water Protection Plan compliance, where property on private septic system, plan in effect and restrictions apply	No	Yes	Yes
Drinking Water Protection Regulation/Safe Drinking Water Act compliance, where private water supply serves 6 or more units	No	Yes	Yes
Postponement of residential tenancies to mortgage being insured	No	Yes	Yes
Technical Standards and Safety Authority search re: elevating device licence search, if any on premises	No	Yes	Yes
Technical Standards and Safety Authority search re: compliance with requirements re: gas tanks, where risk factors exist	No	Yes	Yes
Residential tenant estoppel certificates, where tenancies assumed	No	Yes	Yes
Licensing/Registration/Permit for multi-unit residential dwellings, where municipality requires permit, registration or licence	No	Yes	Yes
Boarding, lodging or rooming house licence, where property is a boarding, lodging or rooming house	No	Yes	Yes

Available for transactions with a purchase price or mortgage amount up to \$5 million.

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