

Guideline Form 27L

Purpose of Form: Form 27L is used by a lender (or an authorized releasing agent) to remove or cancel the recording of a recorded interest from the parcel register of one or more land titles parcels. The lender must have been a party to the document that is being removed (Note: may have been one of the original parties or is now an assignee).

Instrument Type: Based on document attached

LR or ROD: This form is indexed under the Land Registration system only.

Mandatory E-Submission Applies: No (currently only authorized lawyer can e-submit)

Fee Required: Yes. Note: a release that includes multiple mortgages or debentures incurs a recording fee per mortgage or debenture released. A separate fee does not apply to remove one mortgage or debenture and associated documents to the mortgage or debenture such as amendments, assignments, etc.

Accompanying Instrument Required: Yes

Acceptance Criteria:

Correct registration district is provided

Document attached meets all acceptance criteria, (*e.g. signed, sworn, etc*)

Form 27L includes only LR PIDs

Number of PIDs on form does not exceed 9

A box re POA has been selected

Interest holder and type to be removed is completed and is appropriate for the document attached

“Reference to Related Instrument” field is completed and is appropriate for the document attached

Form 27L is dated and signed by the lender or their agent (can't be an authorized lawyer)

If name of the releaser does not match interest holder name being removed, the box indicating that the releaser is a successor has been checked

Description of Use of Form:

In addition to removing a recorded interest from a parcel register such as a mortgage or debenture, the form may also act to remove other documents and interest holders which relate to the actual document being cancelled, discharged or removed (e.g. – release of mortgage or debenture which in addition to the

mortgage/debenture can act to remove an amendment, assignment, assumption, postponement or renewal of that mortgage or debenture).

This is permitted even if the related documents are not specifically named on the release document. These interests however can only be removed if the Form 27L instructs their removal. Staff may never remove any interests, even if they know that they relate unless the form specifically instructs them to do so.

If the interest holder name that is being removed is currently enabled by a correction document (Form 6A, 17 or 49), the "Reference to Related Instrument" must display the correction document recording particulars as it is the document that currently enables the interest. The recording particulars of the document that the correction relates to should also be included.

Interests left on the parcel register that the lawyer should have instructed be removed by the Form 27L will require an authorized lawyer to submit a Form 49 to remove. The lawyer may choose to submit a Form 6A rather than a Form 49 which is also acceptable.

Only a lender or their releasing agent can submit this form. An authorized lawyer cannot submit this form as an agent of a lender, as an authorized lawyer must e-submit using a Form 27E.

If one of the exemptions apply, the lawyer would be required to submit a Form 27 in paper. A citizen can no longer submit a Form 27 regardless of the type of document attached.

Supporting Form(s) / Documents required:

Document acting to remove the recorded interest(s) from the parcel register.