

Legislative
Assembly
of Ontario



Assemblée
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de l'Ontario

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Bill 126

An Act to amend the Land Titles Act with respect to notices of lodgement of title

Co-sponsors:

Mr. T. Rakocevic
Mr. T. Kernaghan
MPP R. Lennox
MPP C. McKenney

Private Members' Bill

1st Reading May 27, 2026

2nd Reading

3rd Reading

Royal Assent



An Act to amend the Land Titles Act with respect to notices of lodgement of title**Preamble**

The instruments known as notices of lodgement of title have no place in Ontario's electronic land titles system. It is already the case that new notices of lodgement of title cannot be submitted for registration. However, older notices of lodgement of title can be – and have been – used as a tool to manipulate homeowners and perpetrate fraud against them. These encumbrances generate uncertainty and can create financial hardships and unnecessary delays in property transactions.

Therefore, His Majesty, by and with the advice and consent of the Legislative Assembly of the Province of Ontario, enacts as follows:

1 The *Land Titles Act* is amended by adding the following section:

NOTICES OF LODGEMENT OF TITLE

Notice of lodgement — deemed expiry

104.1 (1) A notice of lodgement of title that is in effect immediately before the day the *Protecting Homeowners from Title Fraud Act, 2026* comes into force is deemed to be expired on that day.

Deletion from register

(2) The land registrar shall delete all expired notices of lodgement of title from the register within six months after the *Protecting Homeowners from Title Fraud Act, 2026* comes into force.

Commencement

2 This Act comes into force on the day it receives Royal Assent.

Short title

3 The short title of this Act is the *Protecting Homeowners from Title Fraud Act, 2026*.

EXPLANATORY NOTE

The Bill amends the *Land Titles Act* with respect to notices of lodgement of title. The Bill provides that all notices of lodgement of title that are in effect immediately before the day the *Protecting Homeowners from Title Fraud Act, 2026* comes into force are deemed to be expired on that day. The Bill also requires the land registrar to delete all expired notices of lodgement of title from the register.