

**FORM 6**  
**SALE OF LAND BY PUBLIC TENDER**  
*Municipal Act, 2001*

Municipal Tax Sales Rules

**THE CORPORATION OF THE CITY OF OSHAWA**

**Take Notice** that tenders are invited for the purchase of the land(s) described below and will be received until 3:00 p.m. local time on Wednesday, October 22, 2025, at the Committee Room at City Hall, 50 Centre Street South, Oshawa, ON L1H 3Z7.

The tenders will then be opened in public on the same day as soon as possible after 3:00 p.m. at the Committee Room at City Hall, 50 Centre Street South, Oshawa.

**Description of Lands:**

ROLL NO. 18 13 010 005 07800 0000, 25 BROCK ST W, OSHAWA, PIN 16314-0227 LT, PT LT 1 S/S BROCK ST PL H50002 OSHAWA AS IN D392297; S/T & T/W D392297; OSHAWA, FILE TSR24-004

**Minimum Tender Amount: \$48,811.41**

According to the last returned assessment roll, the assessed value of the land is \$330,000.

ROLL NO. 18 13 070 002 00932 0000, 1378 DUMONT ST, OSHAWA, PIN 16272-0540 LT, LOT 22, PLAN 40M2077, OSHAWA, REGIONAL MUNICIPALITY OF DURHAM S/T RIGHT AS IN DR57257, FILE TSR24-074

**Minimum Tender Amount: \$24,095.23**

According to the last returned assessment roll, the assessed value of the land is \$391,000.

ROLL NO. 18 13 070 003 00608 0000, 1720 SIMCOE ST N SUITE 5, OSHAWA, PIN 27323-0005 LT, UNIT 5, LEVEL 1, DURHAM STANDARD CONDOMINIUM PLAN NO. 323 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN DR1867586; CITY OF OSHAWA, FILE TSR24-277

**Minimum Tender Amount: \$24,428.46**

According to the last returned assessment roll, the assessed value of the land is \$289,000.

ROLL NO. 18 13 070 003 00740 0000, 1800 SIMCOE ST N SUITE 305, OSHAWA, PIN 27323-0217 LT, UNIT 5, LEVEL 3, DURHAM STANDARD CONDOMINIUM PLAN NO. 323 AND ITS APPURTENANT INTEREST; SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN DR1867586; CITY OF OSHAWA, FILE TSR24-278

**Minimum Tender Amount: \$13,993.59**

According to the last returned assessment roll, the assessed value of the land is \$153,000.

Tenders must be submitted in the prescribed form and must be accompanied by a deposit of at least 20 per cent of the tender amount, which deposit shall be made by way of a certified cheque/bank draft/money order payable to the municipality (or board).

**Except as follows, the municipality makes no representation regarding the title to, existing interests in favour of the Crown, environmental concerns or any other matters relating to the land(s) to be sold. Any existing Federal or Provincial Crown liens or executions will remain on title and may become the responsibility of the potential purchaser. 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 and any taxes that may be applicable, such as a land transfer tax and HST.

Effective January 1, 2023, in accordance with the Prohibition on the Purchase of Residential Property by Non-Canadians Act (SC 2022, c 10, s 235) (the "Act"), non-Canadians are now prohibited from purchasing residential property in Canada, directly or indirectly, pursuant with the terms as set out in the Act and Regulations under the Act.

Any non-Canadian who contravenes the Act, or any person who knowingly assists in contravening the Act is liable to a fine of up to \$10,000 and may be ordered that the property be sold, therefore it is highly recommended that any potential purchasers obtain independent legal advice to ensure they will not be in contravention of the Act.

It is the sole responsibility of the tenderers to investigate into the details of what constitutes a non-Canadian, residential property, any exceptions or exclusions, or any other matters or determinations relating to the Act. The municipality accepts no responsibility whatsoever in ensuring that any potential purchasers comply with the Act.

Non-Resident Speculation Tax (NRST) applies to the purchase price for a transfer of residential property located in Ontario which contains at least one and not more than six single family residences if any one of the transferees is a non-resident of Canada, foreign entity or taxable trustee.

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

A copy of the prescribed form of tender is available on the website of the Government of Ontario Central Forms Repository under the listing for the Ministry of Municipal Affairs.

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

Nathan Schroor, Manager, Taxation Services  
The Corporation of the City of Oshawa  
50 Centre Street South  
Oshawa, ON L1H 3Z7  
905-436-3311 Ext. 2570  
[www.oshawa.ca](http://www.oshawa.ca)