

Tender Submission Requirements & Checklist

➤ A Tender, the deposit and the envelope containing your Tender must be submitted in exact accordance with the *Municipal Act, 2001* and the Municipal Tax Sales Rules.

➤ In order to submit a Tender **that will not be rejected**, please follow the step-by-step directions below for each category in order to ensure that your Tender meets these requirements:

Your Tender must:

- Be in **Form 7 – Tender to Purchase** as per O. Reg. 181/03, Form 7
- Be typewritten or legibly handwritten in ink
- Relate to **only one** parcel of land
(If you want to bid on 5 properties, you need to submit 5 separate Tenders and 5 separate Deposits in 5 separate envelopes)
- Be addressed to the Treasurer or designate
- Be equal to or greater than the Minimum Tender Amount as shown in the advertisement
- Not include any term or condition not provided for in the Municipal Tax Sale Rules
- Be accompanied by a Deposit of at least 20% of the amount you Tender

Your Deposit must:

- Be at least 20% of the amount you Tender calculated to 3 decimal points
(If you Tender \$10,000, 20% of that amount rounded to 3 decimal points is \$ \$2,000.002, so your Deposit would need to be \$2,000.01) (*Carrocci v. The Corporation of the Township of McDougall*, [2004])
- Be made by way of money order or by way of bank draft or cheque certified by a bank or authorized foreign bank within the meaning of section 2 of the Bank Act (Canada), a trust corporation registered under the Loan and Trust Corporations Act or a credit union within the meaning of the Credit Unions and Caisses Populaires Act, 1994;

➤ Where two or more Tenders are equal, the Tender that was received by the Municipality earlier shall be deemed to be the Higher Tenderer

➤ If you are ascertained as the Higher Tenderer or the Lower (Second Highest) Tenderer, you will have 14 calendar days of the date the Municipality sends you Notice of this to pay the balance of the Tender owing, applicable land transfer tax, accumulated taxes and HST (if applicable) or **your Deposit will be forfeited to the Municipality and the property will be either offered to the Lower (Second Highest) Tenderer or may vest to the Municipality**

Your Envelope must:

- Be completely sealed
- Indicate on it that it is for a Tax Sale
- Include a short description or municipal address of the land on it sufficient to permit the Treasurer to identify the parcel of land to which the Tender relates
- Relate to **only one** parcel of land

Submitting your Tender

- Your Tender can be delivered in person, or sent by courier or by mail
- It must be received by the Municipality before 3:00 p.m. of the date of the Tax Sale

Withdrawing your Tender

- The Municipality must receive your written request to withdraw your Tender before 3:00 p.m. local time on the date of the Tax Sale
- Your Tender will be opened at the same time as all other Tenders

Cancelling a Tax Sale

- A Municipality can cancel a Tax Sale **at any time** before a Tax Deed or Notice of Vesting is registered
(*Cunningham v. Front of Yonge (Township)* (2003))

If you DO NOT meet the exact requirements as set out above, YOUR TENDER WILL BE REJECTED!

FORM 7
TENDER TO PURCHASE
Municipal Act, 2001

The Corporation of the City of Oshawa

TO: NAME:	Stephanie Sinnott Commissioner, Finance Services / Treasurer
ADDRESS:	50 Centre Street South Oshawa, ON L1H 3Z7
TELEPHONE:	905-436-3311 For all inquiries, please contact Nathan Schroor, Manager, Taxation Services at Ext. 2570

Re: SALE OF: (Description of Land)

1. I/we hereby tender to purchase the land described above for the amount of \$.....
 (..... dollars) in accordance with the terms and conditions of the *Municipal Act, 2001* and the Municipal Tax Sales Rules.
2. I/we understand that this tender must be received by the treasurer's office not later than 3:00 p.m. local time on October 22, 2025, and that in the event of this tender being accepted, I/we shall be notified of its acceptance.
3. I/we enclose a deposit in the form of a certified cheque/bank draft/money order for the sum of \$.....
 (..... dollars) in favour of the Corporation of the City of Oshawa representing 20 percent or more of the tendered amount which will be forfeited if I/we are the successful tenderer(s) and I/we do not pay the balance of the tendered amount, any taxes that may be applicable, such as a land transfer tax and HST, and any accumulated taxes within 14 days of the mailing of the notice by the treasurer notifying me/us that I/we are the successful tenderer.

This tender is submitted pursuant to the *Municipal Act, 2001* and the Municipal Tax Sales Rules.

Dated at this day of , 2025 .

Name of Tenderer	Name of Tenderer
Address of Tenderer	Address of Tenderer
Phone No. of Tenderer	Phone No. of Tenderer
Alternate Contact Information	Alternate Contact Information
(Insert an additional contact number or email address at which you can be reached)	(Insert an additional contact number or email address at which you can be reached)

Personal Information contained on this form is collected pursuant to the *Municipal Act, 2001* and Regulations thereunder, will be used for the purposes of that Act. Questions should be directed to the Freedom of Information and Protection of Privacy Coordinator at the Institution responsible for procedures under that Act.

FORM 6
SALE OF LAND BY PUBLIC TENDER
Municipal Act, 2001
Ontario Regulation 181/03
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

the tax team

Tax Recovery Solutions

Basic Property Details

Municipality	CITY OF OSHAWA	Minimum Tender Amount	\$48,811.41
Region	REGIONAL MUNICIPALITY OF DURHAM	Property Identification No.	16314-0227 LT
Municipal Address	25 BROCK ST W OSHAWA	Assessment Roll No.	18 13 010 005 07800 0000
Closing Date	OCTOBER 22, 2025	Municipal File No.	TSR24-004

Legal Description

PT LT 1 S/S BROCK ST PL H50002 OSHAWA AS IN D392297; S/T & T/W D392297; OSHAWA

Advanced Property Details

Approximate Property Size	
Municipal Assessment Value	333,000 CT
Annual Property Taxes	\$9,552.57 (2025)
Is there a House on the Property?	House converted to Optometrist Office
If No, is there a Seasonal Residence?	No
Are there any Other Structures on the Property?	-
If Yes, what do the Structures Appear to be?	-
Is this a Waterfront or Riverfront Property?	No
If Yes, what Body of Water?	-
Is this Property Abutting any Crown Land?	-
What is the Closest Major Intersection?	Simcoe St & King St
Are there any Nearby Amenities?	-

Additional Information to include in Listing

Building & Planning Details

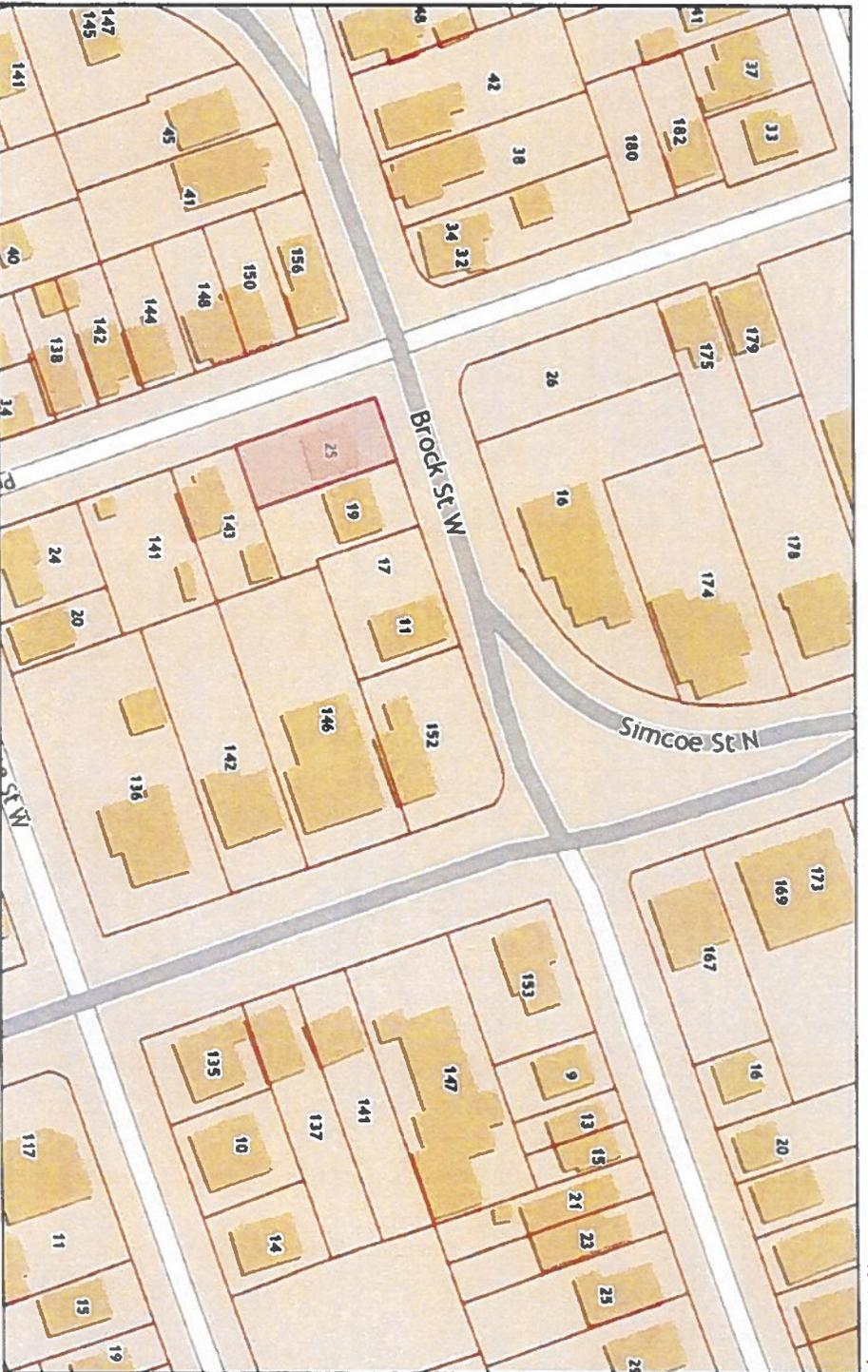
Municipal Zoning Code	CBD-B/R3-A
Zoning Code Description (Please provide a short description)	Office Use Converted from Home – See Zoning By-law for details (www.oshawa.ca)
Can the Property be Re-Zoned?	
Is a Building Permit Available?	
Is a Demolition Permit Available?	
Is the Property Subject to any Outstanding Work Orders?	
Are there any Municipal Services Available at the Property?	
Is the Property Accessible by a Public or Private Road?	
If No, Is the Property Accessible by a Right-of-Way?	
Is the Property Land Locked?	

Building & Planning Contact Information

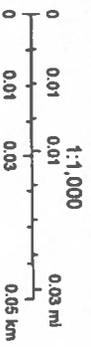
Name:		Title:	
Telephone:		Ext:	
		Email:	

25 Brock St W

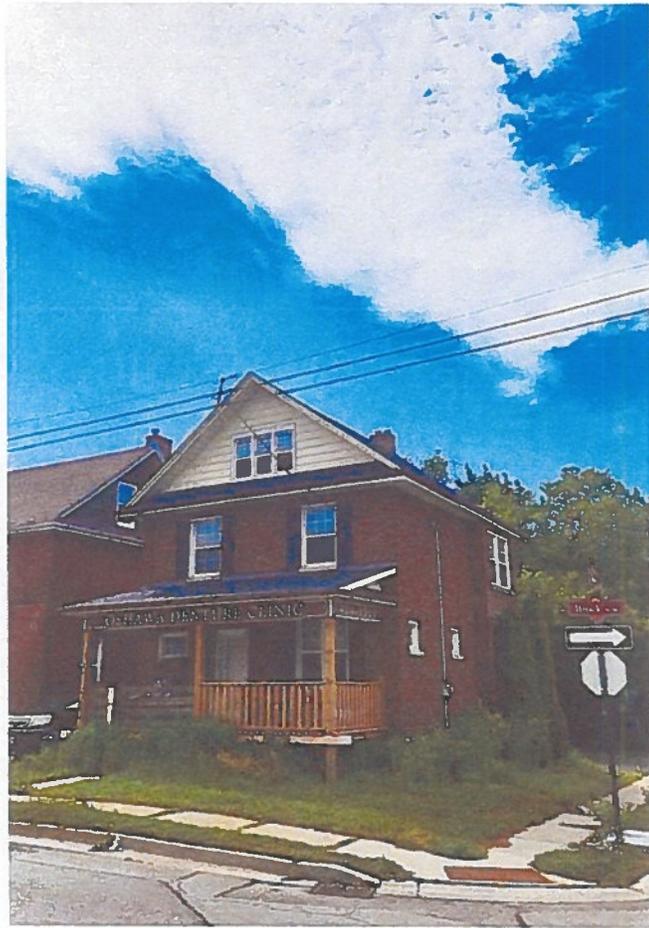
24-004



January 22, 2024







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Tax Recovery Solutions

Basic Property Details

Municipality	CITY OF OSHAWA	Minimum Tender Amount	\$24,095.23
Region	REGIONAL MUNICIPALITY OF DURHAM	Property Identification No.	16272-0540 LT
Municipal Address	1378 DUMONT ST OSHAWA	Assessment Roll No.	18 13 070 002 00932 0000
Closing Date	OCTOBER 22, 2025	Municipal File No.	TSR24-074

Legal Description

LOT 22, PLAN 40M2077, OSHAWA, REGIONAL MUNICIPALITY OF DURHAM S/T RIGHT AS IN DR57257

Advanced Property Details

Approximate Property Size	
Municipal Assessment Value	391,000 RT
Annual Property Taxes	\$5,960.70 (2025)
Is there a House on the Property?	Yes
If No, is there a Seasonal Residence?	-
Are there any Other Structures on the Property?	-
If Yes, what do the Structures Appear to be?	-
Is this a Waterfront or Riverfront Property?	No
If Yes, what Body of Water?	-
Is this Property Abutting any Crown Land?	-
What is the Closest Major Intersection?	Townline Rd N & Taunton Rd E
Are there any Nearby Amenities?	-

Additional Information to include in Listing

Building & Planning Details

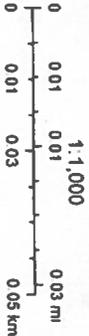
Municipal Zoning Code	R1-E(3)
Zoning Code Description (Please provide a short description)	Residential – See Zoning By-law for details (www.oshawa.ca)
Can the Property be Re-Zoned?	
Is a Building Permit Available?	
Is a Demolition Permit Available?	
Is the Property Subject to any Outstanding Work Orders?	
Are there any Municipal Services Available at the Property?	
Is the Property Accessible by a Public or Private Road?	
If No, Is the Property Accessible by a Right-of-Way?	
Is the Property Land Locked?	

Building & Planning Contact Information

Name:		Title:	
Telephone:	Ext:	Email:	

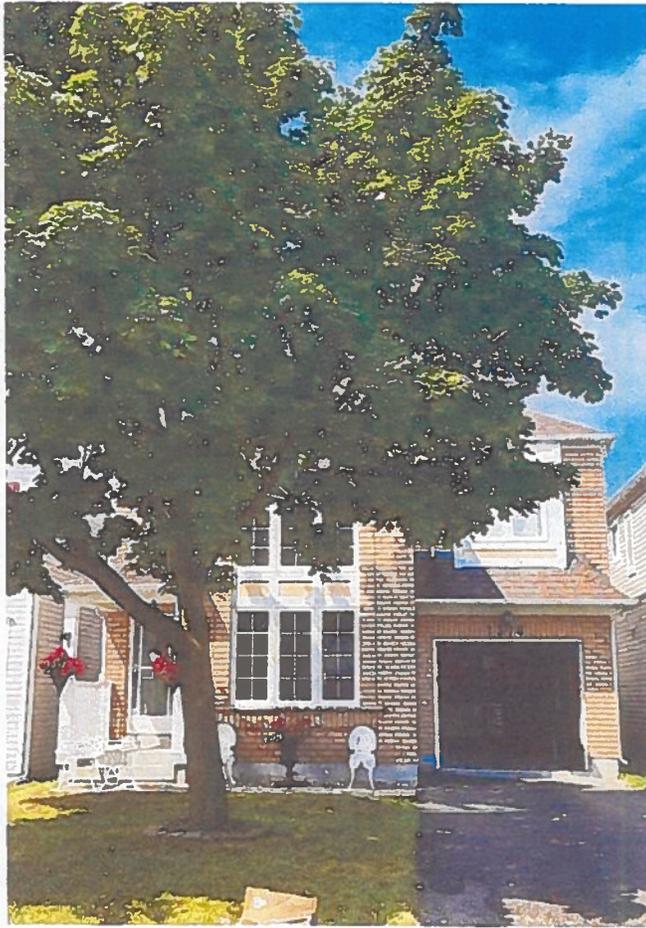
1378 Dumont St

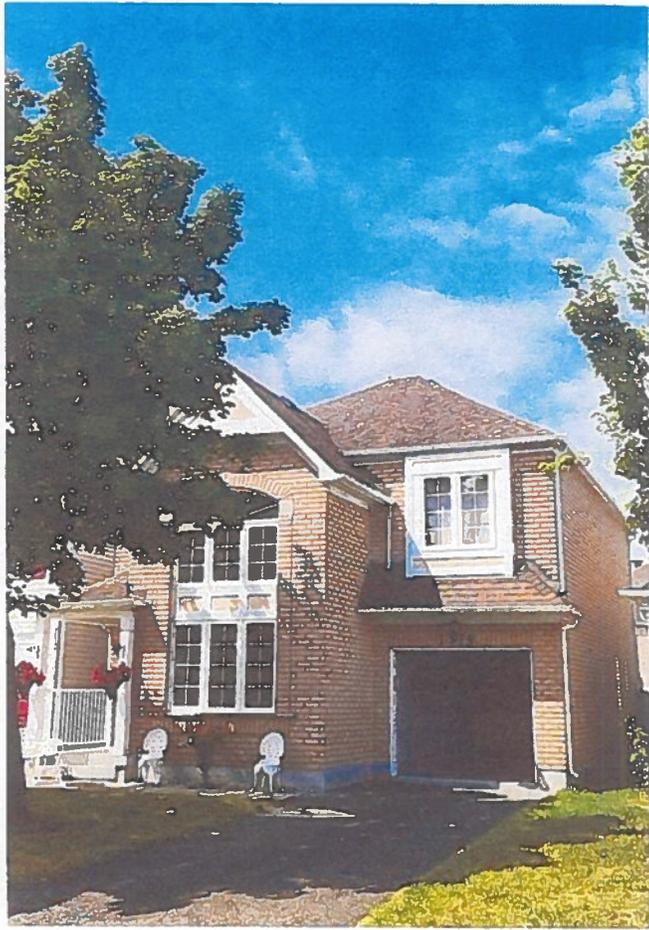
24-074



City of Ottawa GIS
Ottawa GIS 1

February 1, 2024





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Basic Property Details

Municipality	CITY OF OSHAWA	Minimum Tender Amount	\$24,428.46
Region	REGIONAL MUNICIPALITY OF DURHAM	Property Identification No.	27323-0005 LT
Municipal Address	1720 SIMCOE ST N SUITE 5 OSHAWA	Assessment Roll No.	18 13 070 003 00608 0000
Closing Date	OCTOBER 22, 2025	Municipal File No.	TSR24-277

Legal Description

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

Advanced Property Details

Approximate Property Size	-
Municipal Assessment Value	289,000 RT
Annual Property Taxes	\$4,542.94 (2025)
Is there a House on the Property?	Yes – Townhouse
If No, is there a Seasonal Residence?	-
Are there any Other Structures on the Property?	-
If Yes, what do the Structures Appear to be?	-
Is this a Waterfront or Riverfront Property?	No
If Yes, what Body of Water?	-
Is this Property Abutting any Crown Land?	-
What is the Closest Major Intersection?	Simcoe St N & Conlin Rd
Are there any Nearby Amenities?	-

Additional Information to include in Listing

Building & Planning Details

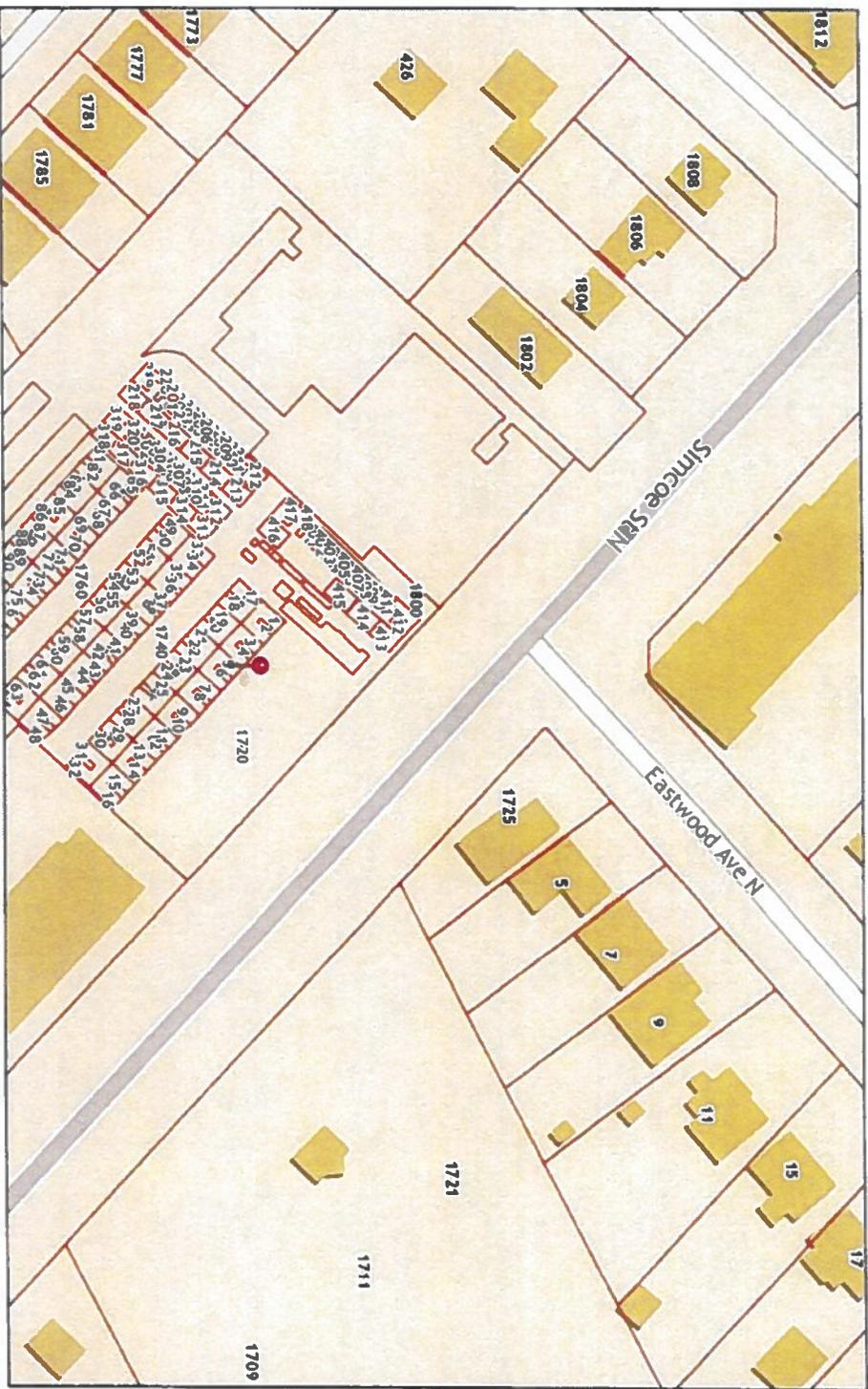
Municipal Zoning Code	MU-B(2)h-48
Zoning Code Description (Please provide a short description)	Residential – See Zoning By-law for details (www.oshawa.ca)
Can the Property be Re-Zoned?	
Is a Building Permit Available?	
Is a Demolition Permit Available?	
Is the Property Subject to any Outstanding Work Orders?	
Are there any Municipal Services Available at the Property?	
Is the Property Accessible by a Public or Private Road?	
If No, Is the Property Accessible by a Right-of-Way?	
Is the Property Land Locked?	

Building & Planning Contact Information

Name:	Title:
Telephone:	Ext:
	Email:

5 1720 Simcoe St N

24-217



February 14, 2024



City of Ottawa GIS
Ottawa GIS |





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Basic Property Details

Municipality	CITY OF OSHAWA	Minimum Tender Amount	\$13,993.59
Region	REGIONAL MUNICIPALITY OF DURHAM	Property Identification No.	27323-0217 LT
Municipal Address	1800 SIMCOE ST N SUITE 305 OSHAWA	Assessment Roll No.	18 13 070 003 00740 0000
Closing Date	OCTOBER 22, 2025	Municipal File No.	TSR24-278

Legal Description

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

Advanced Property Details

Approximate Property Size	-
Municipal Assessment Value	153,000 RT
Annual Property Taxes	\$2,332.44 (2025)
Is there a House on the Property?	Condominium
If No, is there a Seasonal Residence?	-
Are there any Other Structures on the Property?	-
If Yes, what do the Structures Appear to be?	-
Is this a Waterfront or Riverfront Property?	No
If Yes, what Body of Water?	-
Is this Property Abutting any Crown Land?	-
What is the Closest Major Intersection?	Simcoe St N & Conlin Rd
Are there any Nearby Amenities?	-

Additional Information to include in Listing

Building & Planning Details

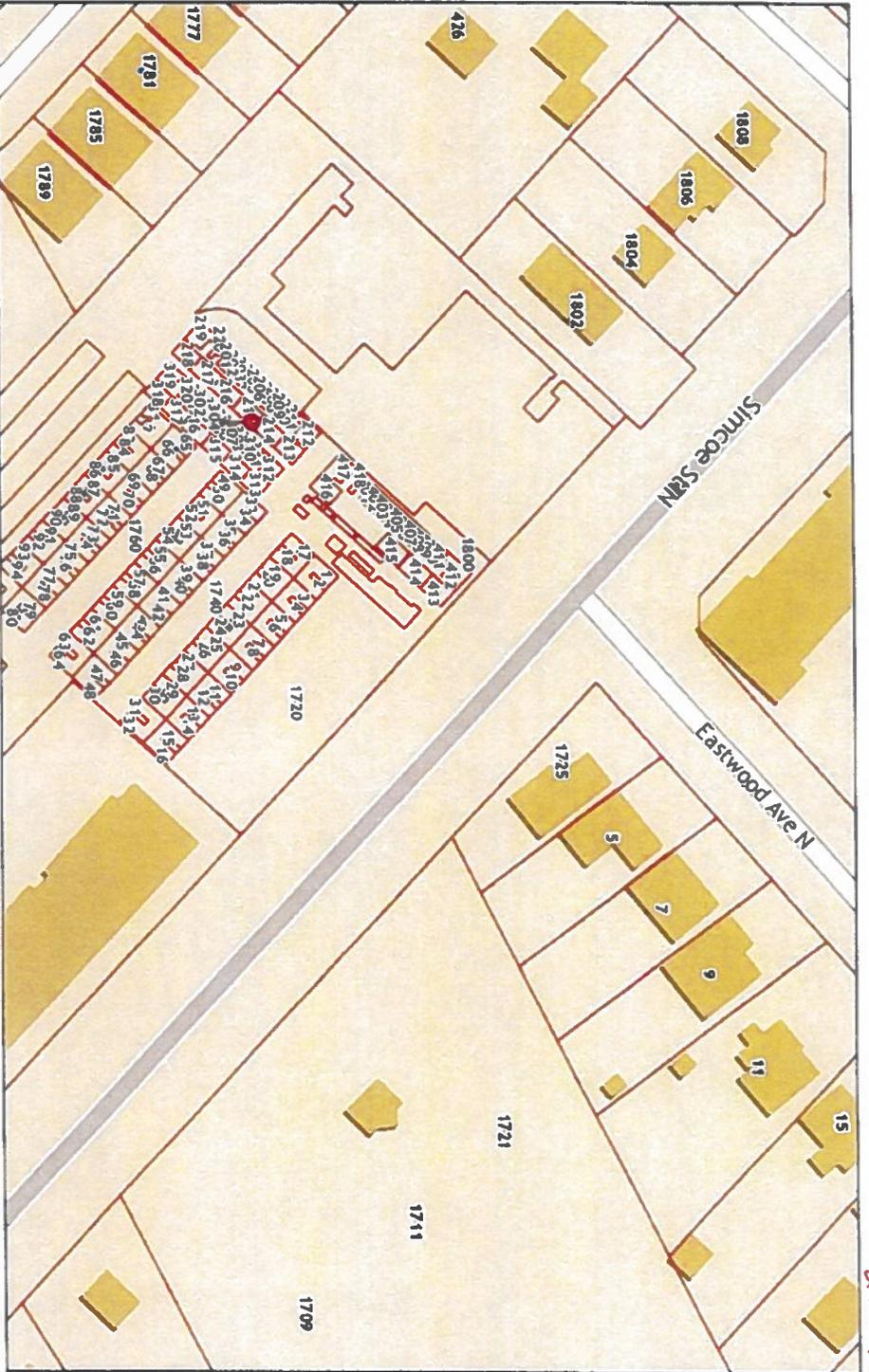
Municipal Zoning Code	MU-B(2)h-48
Zoning Code Description (Please provide a short description)	Residential – See Zoning By-law for details (www.oshawa.ca)
Can the Property be Re-Zoned?	
Is a Building Permit Available?	
Is a Demolition Permit Available?	
Is the Property Subject to any Outstanding Work Orders?	
Are there any Municipal Services Available at the Property?	
Is the Property Accessible by a Public or Private Road?	
If No, Is the Property Accessible by a Right-of-Way?	
Is the Property Land Locked?	

Building & Planning Contact Information

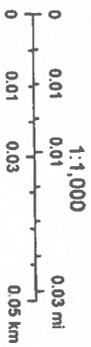
Name:	Title:
Telephone:	Ext:
	Email:

305 1800 Simcoe St N

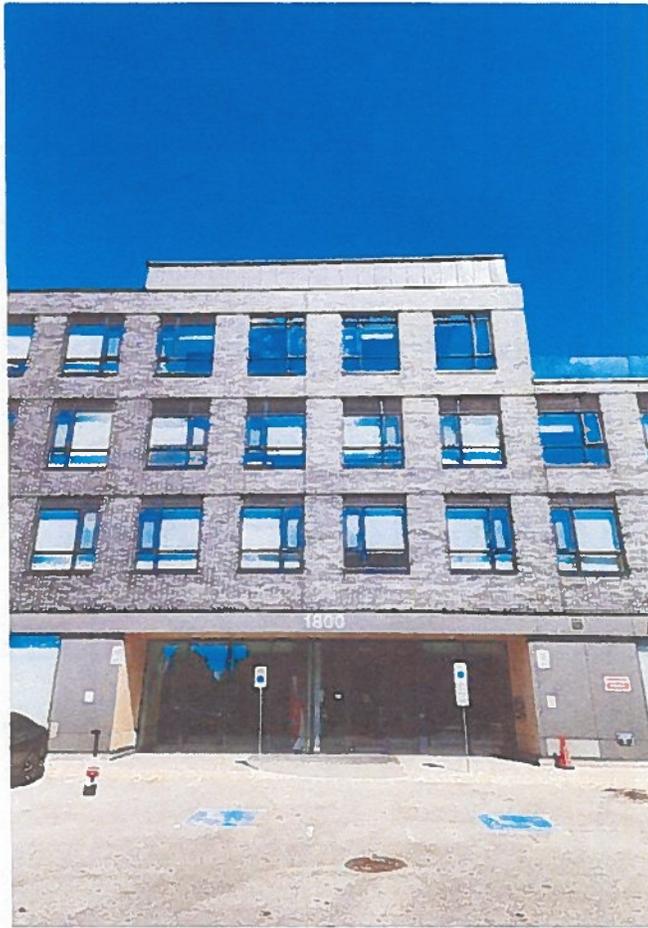
24-228



February 14, 2024



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Ottawa GIS I





TAX SALE

SEALED TENDER

To: **Stephanie Sinnott**
Commissioner Finance Services/Treasurer
City of Oshawa
50 Centre Street South
Oshawa, ON L1H 3Z7

Tender Received

Date: _____

Time: _____

(Municipal Use Only)

Important Municipal Notice

This Envelope MUST ...

- Be Date and Time marked when it is received
- Be completely sealed
- **NOT** be accepted after **3pm on October 22, 2025**

Please provide above the legal description or municipal address of the land sufficient to permit the treasurer to identify the parcel of land to which the tender relates.

SALE OF LAND BY PUBLIC TENDER

September 10, 2025

The City of Oshawa is committed to creating an accessible online experience by making web content available to everyone. The City makes it a priority to provide website documents in an accessible format, however the attached document is not accessible as the City is not the author of the document. If this information is required in an accessible format, please contact Service Oshawa; Telephone: 905-436-3311, or email: service@oshawa.ca or in person at City Hall, 50 Centre Street South, Oshawa.

A handwritten signature in black ink that reads "Tracy Adams". The signature is written in a cursive, flowing style.

Tracy Adams
Chief Administrative Officer