

**PART V
EXPIRY, PRESERVATION AND PERFECTION OF LIENS**

Expiry of liens

31 (1) Unless preserved under section 34, the liens arising from the supply of services or materials to an improvement expire as provided in this section. R.S.O. 1990, c. C.30, s. 31 (1); 2017, c. 24, s. 67.

Contractor's liens

(2) Subject to subsection (4), the lien of a contractor,

(a) for services or materials supplied to an improvement on or before the date certified or declared to be the date of the substantial performance of the contract, expires at the conclusion of the forty-five-day period next following the occurrence of the earlier of,

Note: On July 1, 2018, the day named by proclamation of the Lieutenant Governor, clause 31 (2) (a) of the Act is amended by striking out "forty-five" in the portion before subclause (i) and substituting "60". (See: 2017, c. 24, s. 26 (1))

(i) the date on which a copy of the certificate or declaration of the substantial performance of the contract is published as provided in section 32, and

(ii) the date the contract is completed or abandoned; and

Note: On July 1, 2018, the day named by proclamation of the Lieutenant Governor, subclause 31 (2) (a) (ii) of the Act is amended by striking out "completed or abandoned" and substituting "completed, abandoned or terminated". (See: 2017, c. 24, s. 26 (2))

(b) for services or materials supplied to the improvement where there is no certification or declaration of the substantial performance of the contract, or for services or materials supplied to the improvement after the date certified or declared to be the date of substantial performance, expires at the conclusion of the forty-five-day period next following the occurrence of the earlier of,

Note: On July 1, 2018, the day named by proclamation of the Lieutenant Governor, clause 31 (2) (b) of the Act is amended by striking out "forty-five" in the portion before subclause (i) and substituting "60". (See: 2017, c. 24, s. 26 (3))

(i) the date the contract is completed, and

(ii) the date the contract is abandoned. R.S.O. 1990, c. C.30, s. 31 (2); 2017, c. 24, s. 26 (4), 66.

Note: On July 1, 2018, the day named by proclamation of the Lieutenant Governor, subclause 31 (2) (b) (ii) of the Act is amended by adding "or terminated" at the end. (See: 2017, c. 24, s. 26 (5))