

THINGS TO DO PRIOR TO CLOSING: SALE

Utilities, Taxes, Fuel, Insurance

Siksay & Fraser Law Offices

There can be no truly complete list of all the things that are required to be done prior to selling residential real estate. However, from a legal point of view, the following is a list of some of the things that you should take care of personally prior to the day of closing:

1. Contact the customer service department for the applicable utilities for the jurisdiction in which you are selling. This may include, but is not limited to, hydro, water and gas services, depending on the area. Request that the meter is read on the date of closing and that a final bill be sent to you at your new address for charges up to the date of closing.

For your assistance, we have listed the telephone contact numbers for some of the utilities in Durham Region and the City of Kawartha Lakes. For areas outside of these regions, please consult the applicable telephone directory services.

WATER AND SANITARY SEWER BILLING:

The Regional Municipality of Durham 905-571-6611 (1-800-465-6611)

City of Kawartha Lakes 705-878-1282

HYDRO:

Whitby Hydro/Scugog Hydro 905-668-5878 (or 905-427-9481)

Oshawa PUC Networks 905-723-4623 (1-877-997-2899)

Hydro One (formerly Ontario Hydro) 1-888-664-9376

Veridian (Ajax, Pickering, Clarington) 905-420-8440 (1-888-420-0070)

GAS:

Enbridge Consumers Gas..... 1-888-447-4911

2. **TELEPHONE:** Contact the telephone company (if Bell Canada: 1-800-668-6878 or as may be the case for your service provider) and arrange to have telephone service disconnected at the house you are selling and arrange to have the final bill for that service sent to your new home.

3. **TAXES:** On closing, adjustment will be made for realty taxes on the property. You will be responsible for all tax payments due up to the date of closing. Please contact the local tax department to advise them that you are selling the property and the date of closing.

CONTACT NUMBERS FOR LOCAL TAX DEPARTMENTS:

Town of Whitby 905-668-5803

Town of Ajax 905-683-4550

City of Oshawa 905-436-5651

City of Pickering 905-420-4614

Municipality of Clarington 905-623-3379

City of Kawartha Lakes 705-324-9411

Township of Scugog 905-985-7346

Township of Brock 705-432-2355 (x224)

Township of Uxbridge 905-852-9181

4. Attend at the post office and arrange to have your mail forwarded to your new address.

5. If your sale property is heated by fuel oil or propane, let us know what a full tank of oil/propane costs and arrange to have the tank filled on the day of closing. We will adjust, on closing, for the full tank of oil/propane.
6. Cancel insurance coverage on the property, effective the day after closing. If the closing does not occur as scheduled, make appropriate arrangements to re-instate the insurance coverage.