



Buying or Selling Soon...

Something to remember about Boundary Rights:

There is an expression that good fences make good neighbours. One qualification. Only when the fence happens to be on the correct boundary line. Here is something to remember when it comes to boundary lines:

There is a difference between a fence line and a deed line.

If you look at a survey, there may be two lines displayed, a fence line, and a deed line. The **deed line** is where the boundary line *should* be, based on the title papers. The **fence line** shows where the fence is actually located. If the fence is not on the deed line, then it will typically require both a lawyer and a surveyor to determine where the boundary line should be and whether the fence can be moved.

What should you do when an argument erupts over a boundary line?

Sometimes neighbours come close to physical violence over arguments about boundary lines while some just take matters into their own hands, rip up the fence and build it on a different boundary line. The best answer is to get a new survey and work it out, which may not always be possible. Make sure you take pictures of where your fence is in advance, so if your neighbour does take it down, you can prove later where the fence should be, if the case goes to court.

Thinking of Selling or Buying sometime soon?

I will help make sure you are properly protected

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