

# Index

## **ABANDONMENT OF CONTRACT**

- By contractor  
see Performance
- By owner  
see Owner

## **ACCELERATION DAMAGES**

- Generally, § 9:23

## **ACCEPTANCE**

- Bonding company, § 15:32
- Of defective work or materials, § 4:23,  
§ 7:22, § 9:36 to § 9:43, § 15:32
- Of performance, § 5:7

## **ACCEPTANCE OF OFFER**

- Acceptance by conduct, § 1:41
- Communication of, § 1:42
- Conditional, § 1:40
- Effect of acceptance, § 1:40
- Effect of counter-offer, § 1:40
- Electronic communications, § 1:44
- Existence of, § 1:40
- Form of acceptance, § 1:40
- Method of, § 1:40 to § 1:42
- Mitigation, in the context of, § 9:20
- Necessity for receipt of, § 1:42, § 3:2
- Tenders, § 1:43, § 3:2
- Unilateral contracts, § 1:43

## **ADJUDICATION**

- Generally, § 11:34 to § 11:41, § 18:1
- Abuse of process, § 18:6
- Adjudicator, challenging selection of,  
§ 18:10
- Adjudicator's notifications/directions,  
§ 18:15 to § 18:19
- Appointment of, § 11:36, § 18:8
- Commencement of, § 11:35, § 18:7
- Determination by the adjudicator, § 11:37
- Effect of, § 11:38 to § 11:40
  - enforcement, § 11:40
  - entitlement to suspend work, § 11:39
  - obligation to pay, § 11:39
  - subsequent proceedings, § 11:38
- Eligibility for, § 18:2

## **ADJUDICATION—Cont'd**

- Enforcement, § 18:20
- Fees, § 18:11
- Frivolous and vexatious claims, § 18:6
- Insolvency considerations, § 18:21
- Interim relief, objections regarding,  
§ 18:3
- Judicial review, § 11:41
- Objections regarding, § 18:3
- Parallel proceedings, § 18:5
- Pre-selection, prohibition against, § 18:9
- Procedure, § 18:12 to § 18:14
- Proceeding, § 11:36
- Third parties, involvement of, § 18:4
- Transition provisions, § 16:12

## **AGENT AND AGENCY**

- Generally, § 1:18 to § 1:26
- Authority, § 1:21
  - actual, § 1:21
  - breach of warranty of, § 1:26
  - implied, § 1:21
  - ostensible or apparent, § 1:21
  - scope of authority, § 1:21
- Closely held or controlled companies,  
§ 1:24
- Consultant as agent for owner, § 13:4
- Contractor, distinguished from, § 1:19
- Creation, by consent, § 1:19
- Employment, distinguished from, § 1:19
- Insurance adjusters, § 1:21
- Liability for agent's contract, § 1:20
- Nature of agency, § 1:18 to § 1:26
- Pre-incorporation contracts, § 1:25
- Principal, disclosed and undisclosed,  
§ 1:23
- Principal's liability for, § 1:20
- Ratification, § 1:22
- Subcontractor, distinguished from, § 1:19,  
§ 12:8

## **AGREEMENT**

- Collateral  
see Collateral agreement or warranty
- Termination of contract by, § 8:2 to § 8:7

**AGREEMENT—Cont'd**

To agree, § 1:32

**ALLOWANCES AND  
CONTINGENCIES, IN LUMP SUM  
CONTRACT**

Generally, § 6:3

**AMBIGUITY**

Generally, § 2:8, § 2:16

**AMENDMENTS TO CONTRACT**

See Variations

**ANTICIPATORY BREACH OF  
CONTRACT**

See Breach of contract

**ARBITRATION**

Agreement for  
disputes included, § 11:13  
interpretation, § 11:5, § 11:13  
mandatory submission, necessity for,  
§ 11:5  
minimum content, § 11:6  
oral domestic arbitration agreements,  
§ 11:3  
separate from or part of commercial  
agreement, § 11:4  
written international commercial  
arbitration agreements  
requirement for, § 11:3

Arbitral tribunal  
appointment of, § 11:11  
challenge to, § 11:12  
composition of, § 11:11  
jurisdiction, § 11:13  
to determine own jurisdiction,  
§ 11:13

**Award**

appeal of domestic award, § 11:18  
time for, § 11:25  
declaration of invalidity, § 11:26  
enforcement of, § 11:28  
Mareva injunction, § 11:28  
final, § 11:16  
review and setting aside, § 11:19 to  
§ 11:24  
grounds, § 11:19 to § 11:24  
limitation issues, § 11:27  
time for, § 11:25  
Challenge to member of tribunal, § 11:12  
Commencement of arbitration, § 11:10

**ARBITRATION—Cont'd**

Competence-competence, § 11:13  
Confidentiality, § 11:8  
Domestic arbitration statutes, § 11:2  
Duty to decide submitted issue, § 11:21  
Federal commercial arbitration statute,  
§ 11:2  
Independent and impartial, duty to be,  
§ 11:12, § 11:23  
Interim court and arbitration proceedings,  
§ 11:15  
whether effective against third parties,  
§ 11:15  
International commercial arbitration  
requirement for agreement, § 11:7  
statutes, § 11:2  
Limitation period and issues, § 11:10,  
§ 11:27  
Nature of, § 11:1  
Procedural fairness, duty of, § 11:22  
Reasons, duty to give, § 11:20  
Remit back to the arbitral tribunal, court's  
power, § 11:24  
Requirement of prior mediation or  
negotiation, § 11:10  
Revocation of arbitration agreement,  
§ 11:9  
Stay of arbitral or court proceedings,  
§ 11:14  
construction lien claim, § 11:14  
impact on limitation issues, § 11:14  
third parties, § 11:14  
Termination of arbitral proceedings,  
§ 11:16  
Two regimes, domestic and international,  
§ 11:2  
UNCITRAL, § 11:2  
Uniform Arbitration Act, § 11:2  
Uniform International Commercial  
Arbitration Act, § 11:2  
Uniform Law Conference of Canada,  
§ 11:2  
Valuation, distinguished from, § 11:6

**ARCHITECT**

See Consultant  
Whether lien for architectural services,  
§ 16:18, § 16:41

**ASSIGNMENT**

Consent to assignment, § 4:21  
Distinguished from subcontract, § 12:2

## INDEX

### ASSIGNMENT—Cont'd

- Express or implied terms re, § 12:2
- General conditions re, § 4:21
- Prohibition of assignment, § 4:21
- Third parties, § 12:2

### BANKRUPT AND BANKRUPTCY

- Capacity of trustee to contract, § 1:12
- Incapacity of bankrupt to contract, § 1:12

### BETTERMENT

- Generally, § 9:22

### BID

- See Tendering

### BID BOND

- See Bonds

### BID DEPOSITORY

- Generally, § 3:16

### BONDS

- Generally, § 15:1 to § 15:44
- Alternatives to, § 15:1
- Bid bond, § 15:1.70, § 15:22 to § 15:24
  - amount recoverable, § 15:24
  - condition in the bond, § 15:23
- Completion by surety, § 15:4
- Condition of the bond, § 15:8
  - triggering event, § 15:9
- Defence open to surety, § 15:4
- Delivery, § 15:3
- Discharge of the surety, § 15:8
- Guarantee nature of a bond, § 15:2 to § 15:9
- Incorporation of building contract into bond, § 15:16
- Indemnity of surety, § 15:13
  - distinction from guarantee, § 15:18
- Insurance, distinguished from bond, § 15:19
- Interpretation of the bond, § 15:18
- Labour and material bond
  - see payment bond
- Limitation period, § 15:3, § 15:20
- Mitigation, obligee's duty to, § 15:17
- Nature of, § 15:1, § 15:2 to § 15:9
- Notice of claim under, § 15:20
- Obligation guarantees, § 15:7
- Obligee, § 15:6
  - obligation to mitigate, § 15:17
  - obligation to prove loss, § 15:17

### BONDS—Cont'd

- Payment bond, § 15:1.70 to § 15:9,  
§ 15:36 to § 15:44
    - change or prejudice to rights, § 15:42
    - condition in the bond, § 15:37
    - pay when paid clauses, § 15:41
    - principal's liability, § 15:40
    - scope of claimants and amount of bond,  
§ 15:38
    - scope of services and materials  
included in the bond, § 15:39
  - Performance bond, § 15:1.70, § 15:25 to  
§ 15:35
    - completion of the work, § 15:32
    - condition in the bond, § 15:26
    - default by principal, § 15:27
    - loss, proof of obligee's, § 15:33
    - notice of default, § 15:28
    - obligee's default, § 15:29
    - sub-subcontractors and suppliers,  
§ 15:33, § 15:34
    - surety's obligations, scope of, § 15:31
    - variation or prejudice to surety's rights,  
§ 15:30
  - Principal, § 15:5
  - Proof of claim, § 15:17
  - Release of surety, § 15:2 to § 15:17
  - Relief from forfeiture, § 15:20
  - Right to require bond, § 15:1, § 15:21
  - Seal, § 15:3
  - Signature, § 15:3
  - Specialty, § 15:3
  - Subrogation, nature of, § 15:14
  - Surety, § 15:4
    - accommodation and compensated sure-  
ties, § 15:4
    - right not to have rights amended or  
prejudiced, § 15:15
    - right to information, § 15:11
    - right to investigate claim, § 15:12
    - right to notice of claim, § 15:12
    - right to recover from principal and to  
indemnity, § 15:13
    - right to subrogation, § 15:14
  - Tenders, § 15:21
  - Writing, § 15:3
- ### BREACH OF CONTRACT
- Generally, § 7:1 to § 7:25
  - Anticipatory breach, § 8:16, § 9:14 to  
§ 9:21

## **BREACH OF CONTRACT—Cont'd**

- By contractor, § 7:16 to § 7:25
- By owner, § 7:6 to § 7:15
- Compliance with terms of tender, § 7:7
- Consultant, owner's interference with its authority, § 7:15
- Defective work, § 7:19 to § 7:23
- Delay
  - see Delay
- Encroachment on neighbouring lands, § 7:25
- Failure to observe laws, regulations, § 7:7, § 7:21
- Failure to pay subcontractors and suppliers, § 7:25
- Insurance, failure to obtain, § 7:15
- Interference by owner, § 7:10
- Mitigation, § 9:14 to § 9:21
  - general, § 9:14
  - impecuniosity, § 9:16
  - notice, cure and dispute resolution clauses, § 9:18
    - see also Notice of breach, cure, delay or default
  - offer, obligation to accept, § 9:20
  - other situations, § 9:21
  - repairs, § 9:19
  - repudiation, duty to accept, § 9:15
  - tenders, § 9:17
- Non-completion, § 7:18
- Notice of breach, cure or default
  - see Notice of breach, cure, delay or default
  - in context of mitigation, § 9:18
- Payment, failure to pay on time, § 6:9, § 7:8
- Remedies for, § 9:1 et seq.
- Repudiation, breach amounting to, § 8:16
  - see Repudiation
  - duty to accept, § 9:15
- Site availability, § 7:9
- Tendering, § 7:7, § 7:17
- Termination of contract, amounting to breach, § 7:14
- Waiver of, § 1:69, § 4:7, § 4:25, § 4:26
- What is, § 7:1, § 7:6 to § 7:25

## **BUILDER'S LIEN**

- See Construction lien

## **BUILDING CODE**

- Compliance with, § 7:21

## **BUILDING CONTRACT**

- Meaning of, § 1:1 et seq.

## **CANADIAN CONSTRUCTION DOCUMENTS COMMITTEE (CCDC)**

- Standard forms
  - see Appendix D

## **CAPACITY TO CONTRACT**

- Generally, § 1:8 to § 1:17

## **CERTAINTY**

- Impact of arbitration clause, scale or measure, § 1:32
- Misrepresentation and mistake, distinguished from, § 1:35
- Of subject matter of contract, § 1:32
- Oral or written contract, § 1:34

## **CERTIFICATE**

- Authority to issue, § 6:33 to § 6:37
  - existence of authority re extras and changes, § 6:34
  - scope of authority re extras and changes, § 6:34
- Binding, whether, § 5:7, § 6:13, § 6:35, § 13:13
  - failure to dispute certificate or consultant's decision, § 13:13
- Condition precedence, whether, § 6:13, § 13:16
- Consultant's role and authority, § 13:14
  - see Consultants
- Detail and form, waiver of, § 6:13
- Effect of owner's, consultant's conduct, § 6:14, § 13:9
  - conduct contrary to the contract, § 6:14
  - partial and unfair conduct, § 6:14
- Effect of progress and final certificates, § 6:13
- Extras, § 6:13, § 6:14
- Final and binding, whether, § 6:13, § 6:14, § 13:13, § 13:17
- Implied certificate of satisfaction with work, § 13:15
- Limitation period, impact on, § 6:13
- Owner's conduct, re, § 6:13, § 13:9
- Progress payments, § 6:24
  - condition precedent, § 6:11 to § 6:14
  - form of, § 6:13, § 6:14
- Right to, § 6:13, § 6:14

## INDEX

### **CERTIFICATE—Cont'd**

- Satisfactory completion, § 6:13, § 6:14, § 13:15
- Separate quantities, § 6:24
- Separate stages, § 6:24
- Signature, § 13:15
- Substantial performance, certificate of, § 16:35, § 16:38, § 16:40, § 16:41, § 16:44, § 16:63, § 16:70
- Surety, impact on, § 13:15
- Termination of contract, based upon, § 8:2
- Time for applying, reasonable, § 13:15
- Validity and scope, § 13:15
- Waiver of, § 6:13, § 6:14, § 13:18
- When necessary, § 6:13, § 6:14, § 13:14

### **CHANGED, CONCEALED OR UNKNOWN CIRCUMSTANCES AND DELAYS**

- Claim for payment, procedures, § 6:33
- Extras, distinguished from, § 6:32
- Notice of claim of changed circumstances, § 6:36
- Owner's conduct precluding reliance on contract, § 6:37
- Payment for, § 6:32, § 6:38
  - contract itself provides for, § 6:38
  - impact on progress payments, § 6:38
  - quantum meruit, § 6:38
  - see Quantum meruit
  - unit price contracts, § 6:38

### **CHANGES IN CONTRACT**

- See Variations

### **CLUB**

- Generally, § 1:17

### **COERCION**

- See Duress, undue influence and coercion

### **COLLATERAL AGREEMENT OR WARRANTY**

- Effect of, § 8:11
- Exclusion of, § 4:27
- Extrinsic evidence, § 2:21

### **COMFORT LETTERS**

- See Letters of comfort

### **COMPANY**

- Agency, in respect of closely held or controlled companies, § 1:24

### **COMPANY—Cont'd**

- Approval of contract by all shareholder, § 1:13
- Capacity to contract, § 1:13
- Director agent of, § 1:13
- Extra-provincial activity and licence, § 1:13
- Individual or corporation, whether contract entered into by, § 1:13
- Indoor management rule, § 1:13
- Manager, § 1:13
- May be partner, § 1:15
- Officers and directors
  - liability under oppression section, § 10:22
  - liability under trust fund sections, § 16:75
- Piercing the corporate veil, § 1:13
- Pre-incorporation contract, § 1:13, § 1:25
- Restriction on powers of, § 1:13
- Seal, whether required, § 1:54
- Shareholders not liable for company's contracts, § 1:13
- Unanimous shareholders agreement, § 1:13

### **COMPLETION**

- See Performance
- Time for
  - see Delay

### **CONCEALED CIRCUMSTANCES**

- See Changed, concealed or unknown circumstances and delays

### **CONDITION**

- Bonds, § 15:8, § 15:9
  - in bid bond, § 15:23
  - in payment bond, § 15:37
  - in performance bond, § 15:26
- Precedent, § 6:11 to § 6:14
- performance, § 5:4.50, § 5:6
- Repudiation, similarity to termination for breach of condition, § 8:4
- Termination of contract for breach of, § 8:4

### **CONSENSUS AD IDEM**

- Agreement on subject matter of the contract, § 1:31 to § 1:35

### **CONSIDERATION**

- Adequacy not a requirement, § 1:47

**CONSIDERATION—Cont'd**

- Bonds, § 1:49, § 15:3
- Building contracts, § 1:49
- Illegal, must not be, § 1:47
- Meaning of, § 1:45
- Necessity for, § 1:45
- Present or future, not past, § 1:48
  - exception for part payment accepted in full payment, § 1:48
  - guarantees, § 1:48
- Promisee, must be given by, § 1:46
- Promisor, need not be given to, § 1:46
- Seal, effect of, § 1:45, § 15:3

**CONSTRUCTION**

- See Interpretation

**CONSTRUCTION ACT (NEW PROVISIONS IN 2017 ONTARIO ACT)**

- Joint venture may be contractor, § 1:16, § 16:22
- Labour and material payment bond
  - public contracts, § 15:44
  - subrogation, § 15:14
- Performance bond, public contracts, § 15:25 to § 15:35
- Public contracts, surety bonds for, § 15:1.70

**CONSTRUCTION LIEN**

- Generally, § 16:16
- Commencing the action, § 16:44
- Conditions necessary to create
  - Generally, § 16:17
  - Supply for an owner, contractor or subcontractor
    - Generally, § 16:22 to § 16:25
    - Alternative financial and procurement arrangements, § 16:25
    - Landlords and tenants, § 16:23
    - Mortgagees, § 16:24
    - Relationship precluding lien, § 16:26
  - Supply of materials, § 16:19
  - Supply of services, § 16:18
  - Supply to an improvement, § 16:20 to § 16:21
- Continuing service agreements, § 16:58
- Discharge, § 16:55
- Expiration, § 16:55
- General lien over multiple premises, § 16:56 to § 16:57

**CONSTRUCTION LIEN—Cont'd**

- Owner's interest in premises, § 16:33
- Perfecting the lien, § 16:44
- Postponement, § 16:55
- Preserving the Lien
  - Generally, § 16:34 to § 16:43
  - Curative section, § 16:43
  - Forms and procedure for preserving lien by registration, § 16:40
  - Period for preserving lien, § 16:35
    - Contractor's lien preservation regime, § 16:35
    - Finishing work lien preservation regime, § 16:38
    - Other claimants' lien preservation regime, § 16:37
    - Workers' trust fund lien preservation regime, § 16:36
  - Registration, forms and procedure for preserving lien by, § 16:40
- Substantial performance
  - Building contract, impact of substantial performance regime on, § 16:42
  - Certificates of, § 16:41
  - Determining fact of, § 16:39
  - Substantial performance, final completion or abandonment, determining fact of, § 16:39
- Prevenient arrangements, § 16:58
- Priority
  - Generally, § 16:48
  - Home buyers, § 16:53
  - Initial principles, § 16:49
  - Marshalling, § 16:54
  - Mortgages, building, § 16:50
  - Mortgages, prior, § 16:51
  - Mortgages, subsequent, § 16:52
- Sheltering
  - Generally, § 16:45
  - Perfection or realization sheltering, § 16:46
  - Priority sheltering, § 16:47
- Vacation, § 16:55
- Value of lien
  - Generally, § 16:27
  - Building contract, impact on lien value of, § 16:31
  - Holdback and notice provisions, impact on lien value of, § 16:30
  - Price, § 16:28



## INDEX

### CONSTRUCTION LIEN—Cont'd

- Value of lien—Cont'd
  - Pyramid payments scheme, impact on lien value of, § 16:29
- When lien arises, § 16:32

### CONSTRUCTION MANAGEMENT CONTRACT

- Administration of the work, § 13:12
- Agency, § 6:6
- Agreement, consultant's conduct amounting to owner's, § 13:12
- Lien legislation, § 6:6
- Nature of, § 6:6
- Pure v. hybrid, § 6:6

### CONSULTANTS

- Agent of owner, § 1:18 to § 1:26, § 13:4, § 13:12
- Arbitrator, whether acting as, under building contract, § 11:2, § 13:9
- Authority of, § 13:3, § 13:12, § 13:14
  - existence of authority re extras and changes, § 6:34
  - scope of authority re extras and changes, § 6:34
- Consultant's certificate
  - see Certificate
- Contractor, relationship with, § 13:6
- Crown contracts, § 1:9
- Decisions, whether final and binding, § 6:14, § 6:35, § 13:13
- Duty of care to owner, § 13:3, § 13:5
- Effect on owner's liability, § 13:3, § 13:12
- Employed by contractor, § 13:2 to § 13:8
- Estoppel, consultant's acts amounting to, § 13:12
- Exceeding authority, § 13:6, § 13:7
- Exclusion and limitation clauses in prime contract, reliance on, § 13:19
- Failing to act fairly and impartially, effect of, § 6:14, § 6:35, § 13:9
- Fraud, § 13:6, § 13:7, § 13:15
- Functions of, under building contract, § 13:3 to § 13:5, § 13:9
- Interference by, § 7:10
- Interference of owner, effect of, § 13:9
- Interpretation of specifications by, § 13:9, § 13:10 to § 13:18
- Limitation clauses and periods, § 13:20

### CONSULTANTS—Cont'd

- Negligence of, § 4:9
  - See tort liability
- Owner, contract with, § 13:1, § 13:2 to § 13:8
  - cost condition, § 13:3, § 13:5
  - entitlement to subcontract, § 13:3
  - implied terms, § 13:3
  - liability of owner due to consultant's conduct, § 13:5
- Supervision of the work, § 13:11
- Tort liability
  - contribution, apportionment and indemnity, § 13:8
  - liability caused to owner, § 13:3 to contractor, § 13:7 to owner, § 13:5
- Tort liability to owner, § 13:5
  - duty of care re cost of construction, § 13:5
  - duty to warn, § 13:5
  - responsibility for sub-consultants and other persons, § 13:5
  - standards of care, § 13:5
- Variations in work, § 13:3
- Waiver, consultant's acts amounting to, § 13:12
- Warranty of authority, breach of, § 13:5

### CONTINGENCY ALLOWANCE

- Generally, § 6:3
- Subcontract, for, § 12:7

### CONTRACTOR

- Generally, § 1:5
- Breach of contract
  - see Breach of Contract
- Cessation of work, whether constituting abandonment, § 10:15
- Consultant, relationship between, § 13:6, § 13:7
- Damages, entitlement to, § 7:4, § 9:11
  - see Damages
- Duty re performance
  - see Performance
- Duty to warn of faulty design, § 4:52
- Equitable compensation
  - see Quantum meruit; Unjust enrichment
- Implied terms
  - see Implied terms and obligations
- Interference by other, § 7:10

**CONTRACTOR—Cont'd**

Payment to  
see Payment

**CONTRA PROFERENTEM**

See Interpretation

**CONTRIBUTION AND INDEMNITY**

See Damages

**CONTRIBUTION AND INDEMNITY  
BETWEEN WRONGDOERS**

Generally, § 13:8

**CORPORATIONS**

See Company

**COST PLUS CONTRACT**

Cost and fee, defining, § 6:5  
Extra or changed work, § 6:5  
Maximum price, § 6:5  
Nature of, § 6:5  
Records of, § 6:5

**COSTS**

Impact costs, § 9:23  
Whether basis for reasonable remuneration, § 10:10

**COUNTER-OFFER**

Generally, § 1:40

**CROWN**

Generally, § 1:9  
Action against, § 1:9  
Federal, § 1:9  
Impact of legislative appropriation, § 1:9  
Impact of statute law, § 1:9  
Liens, § 16:22, § 16:25, § 16:30, § 16:33,  
§ 16:40, § 16:60, § 16:68 to § 16:69,  
§ 16:71  
Provincial, § 1:9  
Trust fund claims re, § 16:69 to § 16:71

**CURE NOTICE**

See Notice of breach, cure, delay or  
default

**CUSTOM**

Agents, authority of, § 1:21  
Interpretation relying on, § 2:7, § 2:20

**DAMAGES**

Generally, § 9:9 to § 9:46  
Basic principles, § 9:10  
Breach of contract, § 9:9 to § 9:46

**DAMAGES—Cont'd**

Causation, § 9:11  
Contingencies, § 9:13  
Contractor's claims  
    additional direct costs, § 9:45  
    depreciation, § 9:45  
    loss of profit, § 9:45  
    overhead costs, § 9:45  
    timing issues, § 9:45  
Contribution and indemnity, § 9:4, § 13:8  
Delay, § 7:11, § 7:24  
Exclusion of right to, § 4:25 to § 4:28,  
    § 4:41, § 9:28  
Fraud, § 4:9  
Impecuniosity, § 9:13  
    mitigation, § 9:16  
Innocent misrepresentation, § 8:10  
Least onerous performance, § 9:26  
Limitation of, § 9:28  
Liquidated, § 4:30, § 9:28  
    see Liquidated damages  
Measure of, § 1:31 to § 1:35, § 9:13  
Mitigation of, § 9:14 to § 9:21  
    general, § 9:14  
    impecuniosity, § 9:16  
    notice, cure and dispute resolution  
        clauses, § 9:18  
        see also Notice of breach, cure, delay  
            or default  
    offer, obligation to accept, § 9:20  
    other situations, § 9:21  
    repairs, § 9:19  
    repudiation, duty to accept, § 9:15  
    tenders, § 9:17  
Nominal, § 9:24  
Non-performance, § 5:5  
Owner's claims  
    contractor's abandonment or non-  
        completion, § 9:37  
    contractor's delay, § 9:39  
    contractor's faulty workmanship,  
        § 9:38  
    seizing contractor's equipment, § 9:41  
        see Equipment  
Proof of loss, § 9:11  
Punitive and aggravated, § 9:27  
Quantum meruit in lieu of, in the case of  
    repudiation, § 10:12  
Remoteness of, § 9:12



## INDEX

### **DAMAGES—Cont'd**

- Ripple, acceleration, productivity, impact claims, § 9:23
- Set-off, § 9:35
  - see Set-Off
- Tenders, § 9:42
  - mitigation, § 9:17
- Third party claims, § 9:24
- Uncertainty, § 9:13
- Unjust enrichment, in lieu of in the case of repudiation, § 10:12
  - see Unjust enrichment

### **DEFECTIVE WORK**

- Breach, defective work by contractor, § 7:19 to § 7:23
- Correction and default notices, § 4:22, § 7:5
  - see Breach of contract; Notice of breach, Notice to cure, Notice of default, Notice of claim for extras, variations, delay events, compensation events, etc.
- Delay
  - see Delay
- Design defect, § 7:20
- Fitness for use or purpose, § 4:48 to § 4:54, § 7:20
- General conditions, § 4:22
- Repudiation, § 7:22
- Standards, mandatory and non-mandatory, § 7:21
- Waiver and acceptance, § 7:22
- Warranty re, § 7:23
  - time limits, § 7:23
  - whether sole remedy, § 7:23
- Workmanship and materials, § 4:51

### **DELAY**

- By contractor, § 7:24, § 9:39
- By owner, § 7:11
- Caused by other party, § 7:11, § 7:24
- Clauses, re, § 7:13, § 7:24
- Concurrent causes, § 7:12
- Exclusion of damages for, § 9:28
- Extension of time, § 4:30, § 4:35, § 7:5, § 7:13, § 7:24
- Limitation clauses, § 4:41
- Liquidated damages
  - see Liquidated damages

### **DELAY—Cont'd**

- Notice re delay claim
  - see Notice of breach, cure, delay or default
- Reasonable time, if time not otherwise specified, § 4:42 to § 4:45, § 7:11, § 7:24
- Repudiation, § 7:24, § 8:15 to § 8:21
  - see Repudiation
- Specific remedy, § 7:24

### **DEPOSIT**

- Bond, alternative to, § 15:1
- Part payment, § 6:8
- Place of contract, § 1:42

### **DIRECTORS**

- See Company, officers and directors

### **DRAWINGS**

- See Plans and drawings

### **DURESS, UNDUE INFLUENCE AND COERCION**

- Impact on intention to contract, § 1:30
- Rescission for, § 8:14

### **EJUSDEM GENERIS**

- See Interpretation

### **ELECTRONIC COMMUNICATIONS**

- Time or place of sending or receipt, impact on, § 1:44
- Websites, § 1:44
- Writing or particular form, impact on, § 1:44, § 1:58

### **ENCROACHMENT**

- Generally, § 7:24

### **ENFORCEABILITY OF CONTRACT**

- Generally, § 1:50 to § 1:70

### **ENGINEER**

- See Consultants
- Whether lien for engineering services, § 16:18

### **ENTIRE AGREEMENT CLAUSES**

- See also Limitation, exclusion, waiver and entire agreement clauses
- Generally, § 4:27

### **EQUIPMENT**

- Seizure of contractor's equipment, § 9:41, § 12:16

**ESTIMATE**

Generally, § 4:15

**ESTOPPEL**

Consultant's acts amounting to, § 13:12  
Nature and effect of, § 1:69  
Pre-tender information, § 4:7  
Waiver, difference from, § 1:69

**EXCLUSION CLAUSES**

See Limitation, exclusion, waiver and entire agreement clauses

**EXPRESSIO UNIUS EST EXCLUSIO ALTERIUS**

See Interpretation

**EXPROPRIATION**

Amounting to frustration, § 8:22

**EXTRAS**

Generally, § 6:28 to § 6:31  
Arising from compulsion under contract, § 6:30  
Arising from express or implied agreement, § 6:29  
Authorization of, § 6:33, § 6:34  
Claim for payment, procedures, § 6:33  
Crown contracts, § 1:9  
Onus of proof, § 6:28 to § 6:31  
Owner ordering, § 6:28 to § 6:31  
Owner's fault, § 6:30  
Payment for, § 6:28 to § 6:31  
Pre-tender information re, § 4:4  
Scope of, § 6:31  
Unauthorized, § 6:33 to § 6:37  
Work called for in the contract, distinguished from, § 6:29, § 6:30  
Written authorization for, § 6:33 to § 6:37

**EXTRINSIC EVIDENCE**

Generally, § 2:15 to § 2:22

**FINAL PAYMENT**

See Payment

**FORCE MAJEURE CLAUSE**

Generally, § 7:10, § 8:22

**FORFEITURE**

Relief from, § 4:30

**FORMATION OF CONTRACT**

Generally, § 1:2 to § 1:49

**FRAUD**

Liability for, § 4:9, § 7:9  
Punitive damages for, § 9:27  
Trust fund claims, § 16:76

**FRUSTRATION**

Generally, § 7:9, § 8:22

**GENERAL CONDITIONS**

Generally, § 4:19 to § 4:35

**GOOD FAITH**

Contractual performance, § 1:51  
Duty of fair dealing, § 7:3.50  
Duty of honest performance, § 7:3.30  
Duty to exercise contractual discretion, § 7:3.40  
Existence of obligation, § 7:3  
Organizing principle, § 7:3.20  
Tendering  
see Tendering

**GOVERNMENT CONTRACTS**

See Crown

**GOVERNMENT STANDARDS**

Generally, § 7:21

**GUARANTEE**

Bond, contract of  
see Bonds  
Contract of, § 1:61  
Guaranteed upset price, § 6:3, § 6:5  
Holdback to secure, § 6:26  
Necessity for seal, § 1:45 to § 1:49  
Unfinished work, re, § 6:26

**HOLDBACK**

Construction lien statutes  
see Construction lien  
Failure to retain, § 6:26  
Guarantee, re, § 6:26  
Maintenance, re, § 6:26  
Performance of, § 15:1 et seq.  
Provision in contract, § 6:26  
Trust, whether held in, § 6:26

**ILLEGALITY**

Blue pencil test, § 1:68  
Discretion and remedies, § 1:68  
Illegality and frustration, § 1:68, § 8:22  
Illegal performance, § 1:68  
Licensing, § 1:68  
Litigation agreements, § 1:68

## INDEX

### **ILLEGALITY—Cont'd**

- Severance, § 1:68
- Unjust enrichment, § 10:1, § 10:5 to § 10:10

### **IMPACT COSTS**

- Generally, § 9:23

### **IMPLIED CONTRACT**

- Generally, § 3:16, § 4:19 to § 4:35

### **IMPLIED TERMS AND OBLIGATIONS**

- Circumstances precluding, § 4:40
- Contractor, § 4:49 to § 4:54
- Crown contracts, § 1:9
- Exclusion and limitation, § 4:41
- Fitness for purpose, § 4:52
- General principles, § 4:39
- Good faith and honesty, § 4:43
- Homes, § 4:50
- Interference, § 7:10
- Owner, § 4:46 to § 4:48
- Payment, § 4:46
- Planning and zoning approval, § 4:44
- Progress payments, determining amount of, § 6:24
- Reasonable notice, § 4:42
- Site and project arrangements, § 4:47, § 7:9
- Tax, § 4:45
- Tender process, § 4:48
- Time and rate of completion, § 4:53
- Workmanship and materials, § 4:51, § 7:19 to § 7:23, § 9:38

### **INCORPORATED COMPANIES**

- See Company

### **INCORPORATION BY REFERENCE,**

- Generally, § 4:23, § 12:9

### **INDEMNITY**

- Damage claim, § 9:28
- General conditions, § 4:24
- Surety's implied right to, under bond, § 15:13

### **INFANT**

- See Minors

### **INJUNCTIONS**

- Generally, § 9:8

### **INSURANCE**

- Generally, § 14:1 to § 14:15

### **INSURANCE—Cont'd**

- Builders' risk policy, § 14:3 to § 14:6
  - coverage, § 14:8
  - exclusions and exceptions, § 14:9
  - insurable interest, § 14:4
  - unnamed insured, § 14:4
- CAR policy
  - see builders' risk policy
- CGL policy
  - see liability policy
- Duty to defend, § 14:15
- Insurance clause in building contract
  - contractual obligation, § 14:12
  - failure to obtain insurance specified in, § 14:13
  - impact on rights of owner, contractor, etc., § 14:14
  - main features, § 14:2
- Interpretation of policy, § 14:11
- Liability policy, § 14:7 to § 14:10
  - coverage, § 14:8
  - exclusions and exceptions, § 14:9
  - revisions, § 14:10
- Subcontracts, insurance consequences, § 12:3 to § 12:5

### **INTENTION TO CONTRACT**

- Generally, § 1:28 to § 1:30

### **INTEREST**

- Compound interest, § 6:10
- Cost of work, whether, § 6:10
- Damages, interest, § 6:10
- Lien, whether claimable, § 16:28

### **INTERFERENCE**

- Generally, § 4:47, § 7:10

### **INTERPRETATION**

- Ambiguities, § 2:16
- Associated words, § 2:11
- Basic principles, § 2:3 to § 2:14
- Certificate, binding effect of, § 5:7, § 6:13, § 6:14, § 6:24, § 6:37, § 13:17
- Commercially sensible, § 2:5
- Consultant's powers, § 5:7, § 6:13, § 6:14, § 6:24, § 6:37, § 13:13
- Contra proferentem, § 2:8
- Contrary to propounder of document, § 2:8
- Ejusdem generis, § 2:9

## **INTERPRETATION—Cont'd**

Entire agreements clause, § 2:19  
 Evidence of the full contract, § 2:22  
 Exemption clause, § 2:14  
 Expressio unius est exclusio alterius, § 2:10  
 Extrinsic evidence, § 2:15 to § 2:22  
     for another purpose than interpretation, § 2:21  
 Inconsistencies, § 2:4  
 Negotiated provision, interpretation of, § 2:12  
 Negotiations, use for interpretation, § 2:17  
 Noscitur a sociis, § 2:11  
 Numbers and words, § 2:4  
 Objective intention of the parties, § 2:3  
 Parties' definitions, § 2:3  
 Post-contract conduct, § 2:18  
 Preserving agreement, § 2:6  
 Printed and written provisions v. standard or pre-printed form, § 2:12  
 Specific and general references, § 2:9  
 Specific reference and alternatives, § 2:10  
 Specific words, § 2:2  
 Surrounding circumstances, § 2:16, § 2:20  
 Tautology, presumption against, § 2:13  
 Technical or trade meaning, § 2:6, § 2:7  
 Tendency towards strict, § 1:69  
 Ut res magis valeat quam pereat, § 2:6

## **INTOXICATED PERSONS**

Capacity to contract, 1:11

## **INVITATION TO BID**

See Tendering, invitation to tender

## **JOINT LIABILITY, CONTRIBUTION AND INDEMNITY BETWEEN CONTRACTOR AND CONSULTANT**

Generally, § 13:8

## **JOINT VENTURE**

Capacity to contract, § 1:16, § 16:22

## **LAND**

Contracts affecting, § 1:57, § 1:59

## **LEGISLATION**

Generally, § 16:1  
 Contracting out, prohibition of, § 16:3

## **LEGISLATION—Cont'd**

### **Holdbacks**

Generally, § 16:59  
 Agreements affecting lien claim, § 16:66  
 Amount and permissible form of, § 16:60  
 Building contract, impact of holdback provisions on, § 16:65  
 Holdback charge or lien, § 16:68  
 Holdback rights, no reduction of, § 16:62  
 Notice of lien and notice holdback, § 16:64  
 Payment of, § 16:61  
 Release, § 16:66  
 Set-off, § 16:66  
 Substantial performance, final completion or abandonment, determining fact of, § 16:67  
 Two holdback periods, § 16:63  
 Two holdbacks, § 16:63  
 Waiver, § 16:66  
 Informational rights, § 16:80  
 Joint venture may be contractor, § 1:16, § 16:22  
 Jurisdiction, § 16:2

### **Liens**

Generally, § 16:16  
 Commencing the action, § 16:44  
 Conditions necessary to create  
     Generally, § 16:17  
     Supply for an owner, contractor or subcontractor  
         Generally, § 16:22 to § 16:25  
         Alternative financial and procurement arrangements, § 16:25  
         Landlords and tenants, § 16:23  
         Mortgagees, § 16:24  
         Relationship precluding lien, § 16:26  
     Supply of materials, § 16:19  
     Supply of services, § 16:18  
     Supply to an improvement, § 16:20 to § 16:21  
 Continuing service agreements, § 16:58  
 Discharge, § 16:55  
 Expiration, § 16:55  
 General lien over multiple premises, § 16:56 to § 16:57  
 Owner's interest in premises, § 16:33

## INDEX

### LEGISLATION—Cont'd

#### Liens—Cont'd

Perfecting the lien, § 16:44

Postponement, § 16:55

#### Preserving the Lien

Generally, § 16:34 to § 16:43

Curative section, § 16:43

Forms and procedure for preserving lien by registration, § 16:40

Period for preserving lien, § 16:35

Contractor's lien preservation regime, § 16:35

Finishing work lien preservation regime, § 16:38

Other claimants' lien preservation regime, § 16:37

Workers' trust fund lien preservation regime, § 16:36

Registration, forms and procedure for preserving lien by, § 16:40

#### Substantial performance

Building contract, impact of substantial performance regime on, § 16:42

Certificates of, § 16:41

Determining fact of, § 16:39

Substantial performance, final completion or abandonment, determining fact of, § 16:39

Prevenient arrangements, § 16:58

#### Priority

Generally, § 16:48

Home buyers, § 16:53

Initial principles, § 16:49

Marshalling, § 16:54

Mortgages, building, § 16:50

Mortgages, prior, § 16:51

Mortgages, subsequent, § 16:52

#### Sheltering

Generally, § 16:45

Perfection or realization sheltering, § 16:46

Priority sheltering, § 16:47

Vacation, § 16:55

#### Value of lien

Generally, § 16:27

Building contract, impact on lien value of, § 16:31

Holdback and notice provisions, impact on lien value of, § 16:30

Price, § 16:28

### LEGISLATION—Cont'd

#### Liens—Cont'd

#### Value of lien—Cont'd

Pyramid payments scheme, impact on lien value of, § 16:29

When lien arises, § 16:32

Other legal rights, § 16:4

#### Prompt Payment

Generally, § 17:1

#### Deadlines

Contractual payment conditions, effect on, § 17:8

Effect of on contractual payment conditions, § 17:8

To pay or dispute payment, § 17:4 to § 17:8

28/14/7/7 Payment Schedule, § 17:4

Contractor to subcontractor, § 17:5

Interest on late payments, § 17:7

Late payments, interest on, § 17:7

Subcontractor to subcontractor, § 17:6

Triggering of, § 7:3

Timelines, overview of, § 17:2

#### Remedies

Generally, § 16:5 to § 16:15

Contractors, statutory rights and remedies of

Generally, § 16:5

Adjudication system, § 16:12

Holdbacks, § 16:7

Informational right, § 16:10

Liens, § 16:6

Prompt payment obligations, § 16:11

Statutory trust, § 16:8

Trustee, appointment of, § 16:9

Owners, statutory rights and remedies of

Common law rights, maintaining, § 16:14

Contractual rights, maintaining, § 16:13

Holdback, set off-off rights against, § 16:15

Owner liability, limited, § 16:15

Set-off rights against holdback, § 16:16

Trustee, appointment of, § 16:79

## **LEGISLATION—Cont'd**

### **Remedies—Cont'd**

#### **Trust remedy**

Generally, § 16:69

Amounts in trust fund, § 16:71

Amounts to which trust fund applies,  
§ 16:72

Appointment of trustee, § 16:79

Corporate trustees, liability of those  
in control of, § 16:75

Deposits and records, § 16:73

Directors, liability of, § 16:75

Equitable and other claims related to  
trust fund provisions, § 16:76

Liability of officers, directors and  
those in control of corporate  
trustees, § 16:75

Limitation period for trust fund  
claims, § 16:77

Notice of lien, impact of on trust  
fund claim, § 16:78

Officers, liability of, § 16:75

Payments, credits and set-offs,  
§ 16:74

Trustee, appointment of, § 16:79

Trustees and beneficiaries of trust  
fund obligations, § 16:70

## **LETTER OF CREDIT**

Alternative to bond, § 15:1.30

## **LETTERS OF COMFORT**

Impact on intention to contract, § 1:29

## **LETTERS OF INTENT**

Impact on intention to contract, § 1:29

## **LIEN**

See Construction lien

## **LIMITATION, EXCLUSION, WAIVER AND ENTIRE AGREEMENT CLAUSES**

Generally, § 4:25 to § 4:28, § 9:28

Implied terms, re, § 4:41

## **LIMITATION PERIOD**

Generally, § 9:3 to § 9:6

Arbitration, § 9:4, § 11:10

Consultant's certificates, impact of,  
§ 6:13

Contract limitation periods, § 4:29, § 9:5

Contracts under seal, § 1:53

## **LIMITATION PERIOD—Cont'd**

Contribution and indemnity, claims for,  
§ 9:4, § 13:8

Discovery date, § 9:4

Mediation, § 11:33

Statutory limitation periods, § 9:4

Subcontracts, impact on, § 12:8

Tender, claims under, § 9:4

Trust fund claim, § 16:77

Ultimate limitation period, § 9:4

## **LIQUIDATED DAMAGES**

Actual damages, in relation to, § 4:32

Agreement to vary, § 9:31

Clause permitting extension of time to  
complete, § 9:30

Completion by owner, § 9:31

Delay, § 7:12

Enforceability of, § 4:30

Incorporation by reference, § 4:34

Nature and validity of, § 4:30

Notice of claim for delay or damages,  
effect of giving or failing to give,  
§ 9:30

Other remedies, distinguished from,  
§ 4:33

Owner's conduct re, § 4:31, § 7:9, § 9:30

Penalties, distinguished from, § 4:31

Prevention, § 9:30

Site availability and condition, § 7:9

Subcontracts, § 4:34

Waiver, § 9:31

## **LUMP SUM, PROVISION FOR SUBCONTRACTS IN MAIN CONTRACT**

Generally, § 12:7

## **LUMP SUM CONTRACT**

Allowances and contingencies, in lump  
sum contract, § 6:3

guaranteed upset price, § 6:25

instructions not to perform all the work,  
§ 6:3

nature of, § 6:3

quantities re, § 4:17

## **MAINTENANCE**

Period of guarantee, § 4:35, § 6:26,  
§ 7:23

## **MATERIALS**

Defective, § 7:23



## INDEX

### **MATERIALS—Cont'd**

- Implied obligations re, § 4:51
- Lien for
  - see Construction lien
- Quantities, § 4:15

### **MECHANICS' LIEN**

- See Construction lien

### **MEDIATION**

- Arbitration or litigation, whether mediation required before, § 11:10
- Confidentiality, § 11:32
- Limitation issues, § 11:33
- Med-arb, § 11:30
- Mediation agreement, enforceability of, § 11:31
- Mediator's role, § 11:30
- Nature of, § 11:1, § 11:29

### **MEMORANDUM IN WRITING**

- Generally, § 1:57 to § 1:62

### **MENTALLY INCOMPETENT PERSON**

- Capacity to contract, § 1:11
- Committee's capacity to contract, § 1:11

### **MINORS**

- Capacity to contract of, § 1:10
- Entitlement to repudiate contract, § 1:10
- Whether contract is void or voidable, § 1:10

### **MISREPRESENTATION**

- Agreement on subject matter, impact of misrepresentation, § 1:35
- Collateral warranty, § 8:11
- Exclusion of liability for, § 4:25
- Extrinsic evidence, § 2:15 to § 2:22
- Fraudulent, § 8:9
- Innocent, § 8:10
- Negligent, § 4:9, § 8:12
- Rescission for, § 8:8

### **MISTAKE**

- Generally, § 1:31 to § 1:35, § 8:13, § 8:14
- Agreement on subject matter, impact of mistake, § 1:35
- Mutual, and rectification, § 2:24
- Owner and contractor, mistake between, § 4:9
- Rectification and the limitation period, § 2:27

### **MISTAKE—Cont'd**

- Rectification of building contract, § 2:26
- Rescission for, § 8:13
- Tenders, § 2:26, § 3:13
- Unilateral, and rectification, § 2:25

### **MITIGATION OF DAMAGES**

- See Damages

### **MUNICIPAL CORPORATIONS**

- Capacity to contract, § 1:14
- Quantum meruit claim against, § 1:14
- Whether bylaw is essential, § 1:14

### **NECESSARIES**

- Purchase by minors of, § 1:10

### **NEGLIGENCE**

- And breach of contract, § 7:2
- By consultant, § 13:5, § 13:7
- Negligent misrepresentation
  - see Misrepresentation

### **NEGOTIATED PROVISION**

- Interpretation of, § 2:12

### **NEGOTIATION**

- Impact on certainty of subject matter, § 1:32
- Impact on intention to contract, § 1:29
- Mediation
  - see Mediation

### **NEW HOME WARRANTY**

- Generally, § 1:70, § 4:50

### **NON EST FACTUM**

- Generally, § 1:33

### **NOSCITUR A SOCIIS**

- See Interpretation

### **NOTICE OF BREACH, NOTICE TO CURE, NOTICE OF DEFAULT, NOTICE OF CLAIM FOR EXTRAS, VARIATIONS, DELAY EVENTS, COMPENSATION EVENTS, ETC.**

- Generally, § 4:22, § 6:36, § 6:37, § 7:5, § 9:7, § 9:29
- Claim for damages, § 9:7, § 9:11
  - delay claim, § 4:30, § 6:36
  - extension of time, § 7:5
  - failure to provide proper notice, § 7:5.50

**NOTICE OF BREACH, NOTICE TO CURE, NOTICE OF DEFAULT, NOTICE OF CLAIM FOR EXTRAS, VARIATIONS, DELAY EVENTS, COMPENSATION EVENTS, ETC.—Cont'd**

Claim for damages, § 9:7, § 9:11—Cont'd  
 impact of owner's conduct, § 6:37  
 impact on monetary claims, § 6:36, § 7:5  
 mitigation, § 9:18  
 terms re, § 4:22

**NOTICE OF CLAIM OF CHANGED CIRCUMSTANCES**

Generally, § 6:32 to § 6:37

**NOVATION**

Generally, § 1:25

**OBJECTIVE THEORY OF CONTRACT**

Generally, § 1:2 to § 1:49

**OFFER**

Agreement to keep offer open, § 1:38  
 Communication of, § 1:28 to § 1:30, § 1:36 to § 1:44  
 Form, § 1:37  
 Invitation to treat, distinguished from, § 1:39  
 Irrevocable, § 1:38, § 3:3  
 Lapse, termination or revocation of, § 1:37  
 Method of acceptance  
     see Acceptance of offer  
 Mitigation, acceptance in the context of, § 9:20  
 Rejection of  
     see Acceptance of Offer  
 Tender, nature of offers in, § 1:37 to § 1:39, § 3:2, § 3:3  
     see Tendering

**OFFER AND ACCEPTANCE**

Generally, § 1:36

**OFFICERS AND DIRECTORS**

See Company

**ONTARIO CONSTRUCTION ACT**

See Construction Act

**OPPRESSION**

Generally, § 10:22

**ORAL CONTRACT**

Impact on certainty of subject matter, § 1:34

**OVERHEAD**

Generally, § 6:5  
 Cost plus contract, impact on, § 6:5  
 Element of damages, § 9:11 to § 9:23, § 9:44 to § 9:46  
 Unit price contract, impact on, § 6:4

**OWNER**

Generally, § 1:4  
 Abandonment of contract by, § 10:11 to § 10:15  
 Breach of contract  
     see Breach of contract  
 Construction liens applied to, § 16:22 to § 16:25, § 16:33  
     see Construction lien  
 Consultant, relationship with, § 13:3 to § 13:5  
 Damages, entitlement to, § 7:16 to § 7:25, § 9:36 to § 9:43  
     see Damages  
 Delay, § 7:11  
     see Delay  
 Implied terms re  
     see Implied terms and obligations  
 Interference by, § 7:10  
 Payment by  
     see Payment  
 Satisfaction of, § 5:5  
 Site conditions, § 7:9  
 Tort liability  
     see Tort  
 Wrongful termination by, § 7:14

**PARTIES**

Capacity, § 1:8 to § 1:17  
 Contractor, § 1:5  
 Identifying, § 1:3 to § 1:27  
 Number of, § 1:3 to § 1:27  
 Owner, § 1:4  
 Subcontractor, § 1:6  
 Whether only parties can sue or be sued, § 9:2  
     see Third parties to contracts

**PARTNERSHIP**

Generally, § 1:15  
 Registration of, § 1:15

## INDEX

### PAYMENT

- Generally, § 6:1 to § 6:38
- Advance, § 6:7 to § 6:23
- Breach or repudiation, § 6:9
- Changed, concealed or unknown circumstances, payment re
  - see Changed, concealed or unknown circumstances and delays
- Condition precedent to, § 6:11 to § 6:14
- Construction management
  - see Construction management contract
- Consultant's certificates
  - see Consultants
- Cost plus contract
  - see Cost plus contract
- Currency, § 6:1 to § 6:6
- Deposit, § 6:8
- Extras
  - see Extras
- Final, § 6:25
  - final certificate and release, § 6:25
  - lien legislation, § 6:25
- Holdback
  - see Holdback
- Interest, § 6:10
- Lien statutes
  - see Construction lien
- Lump sum
  - see Lump sum contract
- Methods of, § 6:1 to § 6:6
- Partial completion, § 5:4.70, § 5:6
- Part payment, § 6:8
- Payment bond
  - see Bonds
- Payment for extras, changed circumstances and delays, § 6:38
- Pay when paid and pay if paid clauses, § 6:12, § 15:41
  - lien legislation, impact of, § 6:11 to § 6:14
- Periodic
  - contractor's entitlement to, § 5:4.70
  - time and conditions for, § 6:26
- Progress payments, § 5:4.70, § 6:7 to § 6:24
  - implied terms re, § 6:24
  - lien legislation, § 6:24, § 16:31, § 16:76
  - see Construction lien
  - right to, § 5:4.70, § 5:6, § 6:7 to § 6:24

### PAYMENT—Cont'd

- Progress payments, § 5:4.70, § 6:7 to § 6:24—Cont'd
  - separate quantities, § 6:24
  - separate stages, § 6:24
  - set-off or counterclaim for remedial or completion costs, § 6:24
  - see Set-off
  - value of work, separate quantities, § 6:24
- Prompt payment, § 6:15 to § 6:23, § 17:1 to § 17:8
  - alternative financial and procurement arrangements and special purposes entities, § 6:22
  - contractor and subcontractor level, § 6:17 to § 6:19
  - other considerations, § 6:23
  - owner and contractor level, § 6:16
  - subcontractor and sub-subcontractor level, § 6:20
  - tracking the payment and notices of non-payment, § 6:21
- Refusal of, § 6:7 to § 6:23, § 7:1
- Right to, § 5:1, § 6:7 to § 6:24, § 13:1
  - withhold, § 5:1, § 6:7 to § 6:23, § 7:2
- Set-off
  - see Set-off
- Subcontractor, claim from owner, § 12:16
- Substantial performance, payment upon
  - see Construction lien
- Time of, § 6:7
  - waiver of, § 6:7
- Underpayment, § 6:7, § 7:8
- Unit price contract
  - see Unit price contract
- Whether contract is lump sum, cost plus, unit price, § 6:2

### PAY-WHEN-PAID OR PAY-IF-PAID CLAUSES

- See Payment

### PENALTY CLAUSES

- See Liquidated damages

### PERCENTAGE OF COMPLETION

- Progress payments based on, § 5:4.70, § 5:5 to § 5:7
- see Payment

### PERFORMANCE

- Generally, § 5:1 to § 5:9

**PERFORMANCE—Cont'd**

Abandonment, § 5:4.60  
 Additional work, § 5:4.60  
 Change in circumstances, § 6:32 to § 6:37  
 Condition precedent to payment, § 5:4.50, § 5:7, § 6:11 to § 6:14  
 Consultant's role in determining, § 5:7, § 6:13, § 6:14, § 13:14  
     improper conduct of owner, § 5:7, § 6:13, § 6:14, § 13:9, § 13:15  
 Contractor excused from, § 5:5  
 Contractor's responsibility for, § 5:2  
 Deduction for unfinished work, § 5:6  
 Defective, § 5:6, § 7:19 to § 7:23, § 9:36 to § 9:43  
 Destruction by fire, § 5:4.70  
     see Insurance  
 Determining, § 5:7  
 Entire, § 5:4.60  
 Extras  
     see Extras  
 Failure, amounting to breach or repudiation, § 5:9  
     justified reasons for default, § 5:5  
     owner's failure to perform mutual obligations, § 5:5  
 Method and means, contractor's choice of, § 5:2  
 Minor defects in, § 5:4.60  
     counterclaim for damages, § 5:4.60, § 5:6  
 Nature and degree, § 5:4  
     deduction for, § 5:6  
 Non-completion, § 7:18, § 9:37  
 Non-performance, § 5:5, § 7:18, § 9:37  
     acceptance of, § 5:5  
     justified reasons for, § 5:5  
 Partial work or portion of work, payment for, § 5:4.70, § 5:6  
 Performance bond  
     see Bonds  
 Periodic or progress payments for, § 5:4.70, § 5:6  
 Result, contract for, result, § 5:4.40  
 Services, contract for, § 5:4.30  
 Substantial, § 5:6  
     construction lien, § 16:39 to § 16:42, § 16:67  
     see Construction lien  
     deduction for defective work, § 5:6  
     minor or trivial defects, § 5:4.60, § 5:6

**PERFORMANCE—Cont'd**

Substantial, § 5:6—Cont'd  
     past practice, § 5:6  
 Termination of further performance of the contract by, § 8:7  
 Total completion, § 5:4.60  
 Use by owner, § 5:4.60  
 Waiver of, § 5:5, § 5:7

**PLANS AND DRAWINGS**

Inconsistencies, § 2:4  
 Terms re, § 4:38

**PRE-ENGINEERING**

Generally, § 4:13

**PRE-TENDER INFORMATION**

Generally, § 4:2 to § 4:18

**PRINCIPAL**

Disclosed, § 1:23  
 Non-existent, § 1:25  
 Undisclosed, § 1:23

**PRIVITY OF CONTRACT**

See Third parties to contracts

**PROFIT**

Element in unit price contract, § 6:4  
 Element of damages, § 9:13, § 9:36 to § 9:46  
 Uncertainty and contingency of, § 9:13

**PROGRESS PAYMENTS**

See Payment

**PROMPT PAYMENT**

Generally, § 17:1  
 Deadlines  
     Contractual payment conditions, effect on, § 17:8  
     Effect of on contractual payment conditions, § 17:8  
     To pay or dispute payment, § 17:4 to § 17:8  
         Contractor to subcontractor, § 17:5  
         Interest on late payments, § 17:7  
         Late payments, interest on, § 17:7  
         28/14/7/7 Payment Schedule, § 17:4  
         Subcontractor to subcontractor, § 17:6  
     Triggering of, § 17:3  
 Timelines, overview of, § 17:2

## INDEX

### PROVINCIAL CONSTRUCTION LEGISLATION

See Legislation

### PROVISIONAL CONTRACT

Generally, § 3:14

### QUANTITIES

Pre-tender information, § 4:15

### QUANTUM MERUIT

Abandonment of contract, § 10:15

Acceptance of work, obligation to pay,  
§ 5:4.70

Benefit, § 10:9

Changes in nature of work, § 6:32 to  
§ 6:37, § 9:45, § 10:14

Contract, quantum meruit claim in the  
absence of, § 10:7, § 10:17

Contract, quantum meruit claim in the  
presence of, § 10:6

Extras, § 6:28 to § 6:31, § 6:38, § 10:4  
see Extras

Implication of payment, § 10:8

In lieu of damages in the case of repudia-  
tion, § 8:19, § 10:12

Meaning and principles of, § 10:5 to  
§ 10:10

Payment, implied obligation of timely  
payment, § 4:47

Principles of, § 10:5 to § 10:10

Reasonable remuneration, § 10:10

Void, ineffective or rescinded contract,  
§ 10:18

### QUANTUM VALEBAT

See Quantum meruit

### QUASI-CONTRACT

Generally, § 10:1

### QUOTATION

Evidence for quantum meruit claim,  
§ 10:10

Tender, contrast to, § 3:2, § 3:3, § 3:12

### RATIFICATION

Generally, § 1:22

### RECTIFICATION

Building contracts, § 2:26

Knowledge of mistake, § 2:26

Legal interpretation, mistaken, § 2:26

Limitation period, § 2:27

Misrepresentation, § 2:25

### RECTIFICATION—Cont'd

Mutual mistake, § 2:24

Third parties, § 2:26

Unilateral mistake, § 2:25

### RELIEF AGAINST FORFEITURE

See Forfeiture

### REPUDIATION

Acceptance of, choice and effect of,  
§ 8:17, § 8:18

Meaning of, § 4:3, § 8:16

Mitigation, § 9:15

Payment, failure to pay on time, § 6:9

Performance, failure of amounting to  
breach or repudiation, § 5:9

Termination by contractor on owner's  
repudiation, § 8:21

Termination by owner on contractor's  
repudiation, § 8:20

Termination of contract for, § 4:3, § 8:15  
to § 8:21

anticipatory breach of contract, § 8:16

similarity to breach of condition, § 8:16

### RESCISSION

Generally, § 8:8 to § 8:14

Duress, undue influence and unconsciona-  
ble conduct, § 8:14

Extrinsic evidence, § 2:15 to § 2:22

Misrepresentation, termination of  
contractual performance for, § 8:8

fraudulent misrepresentation, § 8:9

innocent misrepresentation, § 8:10

Mistake, § 8:13

Termination of contract by, § 8:8 to  
§ 8:14

### RIPPLE DAMAGES

Generally, § 9:23

### SALE OF GOODS, BUILDING CONTRACT DISTINGUISHED FROM

Generally, § 1:1, § 9:41, § 12:16

### SEAL

Crown corporations, municipalities,  
§ 1:55

Effective on signing by company, § 1:54

Effect of, § 1:45

Guarantees or amendments, § 1:52

Impact on privity of contract rule, § 1:27

Limitation period, impact on, § 1:53

**SEAL—Cont'd**

- Necessity or lack of necessity for, § 1:45, § 1:52
- Rights and evidence, § 1:56
- Tenders, § 1:52
- Termination by subsequent agreement, § 8:5
- What constitutes, § 1:45

**SEIZURE OF EQUIPMENT**

- See Equipment

**SERVICES, LIEN FOR**

- See Construction lien

**SET-OFF**

- Contract provisions re, § 6:27
- Entitlement to, § 6:27
- Trust fund, re, § 16:74

**SIGNATURE**

- Generally, § 1:57 to § 1:62

**SITE**

- Availability and condition, § 4:10 to § 4:14, § 7:9
- Conditions
  - information as to, § 4:10 to § 4:14
  - satisfaction by contractor as to, § 4:10 to § 4:14
- Force majeure, § 7:10
- Implied obligations re, § 4:47
- Owner, liability for, § 7:9, § 7:10
- Planning and zoning, § 4:44
- Sharing, § 7:10
- Soil conditions
  - see Soil conditions
- Utilities and obstructions, § 7:10

**SOCIETIES AND CLUBS**

- Capacity to contract, § 1:17

**SOIL CONDITIONS**

- Consultant's liability, § 13:5, § 13:7
- Pre-tender information, § 4:13

**SPECIAL CONDITIONS**

- Generally, § 4:36

**SPECIFICATIONS**

- Generally, § 4:37
- Absence of, § 4:37
- Deviation from, § 4:37, § 5:6
- Guarantee of by contractor, § 4:37
- Inconsistencies in, § 4:37

**SPECIFICATIONS—Cont'd**

- Incorporation in subcontract, § 12:9
- Interpretation, § 4:37
- Part of contract, § 4:37
- Standard of work, § 5:6
- Whether implied warranty as to, § 4:37

**SPECIFIC PERFORMANCE**

- Generally, § 9:8

**STANDARD FORMS**

- Cost plus contract, APP D3
- Fixed price contract, APP A § A:1 to APP A § A:11
- Inquiries as to, § 1:1 et seq., APP D
- Subcontract, APP D3
- Unit price contract, APP A § A:1 to APP A § A:11

**STATUTE OF FRAUDS**

- Generally, § 1:57 to § 1:62

**STRIKE**

- Generally, § 7:18, § 8:22

**SUBCONTRACT AND**

**SUBCONTRACTORS**

- Generally, § 1:7, § 12:1 to § 12:17
- Agency, distinguished from, § 1:2 to § 1:49, § 12:7, § 12:8
- Approval of, by owner, § 12:6, § 12:7
- Assignment, distinguished from, § 12:2
- Duty of care of owner to subcontractor, § 12:3
- Duty of care of subcontractor to owner, § 12:4
- Entitlement to subcontract or approve subcontractors, § 12:6
- Equipment and materials, right to remove, § 9:41, § 12:16
- Exclusion and limitation clauses, application to, § 12:8
- Incorporation of prime contract, § 12:9
- Insurance, impact on subcontractors, § 12:5, § 12:8, § 14:2, § 14:12, § 14:14
- Interpretation, § 12:8
- Joint venture, contractor and subcontractor being in a, § 12:8
- Lien rights, § 16:1 et seq.
- Liquidated damages, § 4:33
- Lump sum for subcontracts, § 12:7
- Nature of, § 12:1, § 12:8, § 12:15



## INDEX

### SUBCONTRACT AND

#### SUBCONTRACTORS—Cont'd

- Nominated subcontractor, § 12:7
- Not party to main contract, § 1:3 to § 1:27, § 12:8, § 12:15
- Owner, relationship with, § 12:15, § 12:16
- Payment of
  - claim against owner, § 12:16
  - condition precedent as to, § 6:11 to § 6:14
  - deposit or part payment, § 6:8
  - guarantee distinguished from indemnity or direct agreement to pay, § 12:16
  - pay when paid clause, § 6:12, § 12:8
- Prime contractor, relationship to, § 12:8 to § 12:14
- Provision for subcontracts in main contract, § 12:7
- Rights and obligations of, in relation to owner, § 12:15
- Rights and obligations of, in relation to prime contractor, § 12:8
- Right to subcontract, § 12:6
- Site, sharing, § 7:10
- Tenders, § 3:15, § 12:11
  - Existence of Contract A, § 12:13
  - Reasonable excuse not to enter into subcontract, § 12:14
- Termination or variation of prime contract, § 12:10
- Tort and insurance consequences of, § 12:3 to § 12:5

### SUBJECT MATTER

- Agreement or failure to agree on, § 1:31 to § 1:35

### SUBJECT TO CONTRACT

- Impact on intention to contract, § 1:29

### SUB-SUBCONTRACTOR

- Generally, § 12:17

### SUPERVISION

- Consultant, authority of, § 13:11
- Consultant's contract with owner re, § 13:3

### SUPPLIER

- See Construction lien

### TAX

- Generally, § 4:45

### TENDERING

- Bid depository
  - nature of, § 3:16
  - relationship to tender documents, § 3:16
- Bid-rigging, § 3:18
- Bid-shopping, implied term against, § 3:5
- Compliance
  - compliant bid, whether duty to accept only, § 3:7
  - elements of, § 3:2
  - necessity for, § 3:3
- Contract A
  - rights not arising under, § 3:11
  - terms of, § 3:4
- Contract B
  - negotiation of, whether permissible, § 3:14
  - terms of, § 3:14
  - when arising, § 3:14
- Examine behind the bids
  - consequences of doing so, § 3:7, § 3:11
  - whether there is a duty to, § 3:7, § 3:11
- Fair treatment, duty of, § 3:3 to § 3:5
- Implied terms
  - accept compliant bid, whether there is a duty to, § 3:7, § 3:9
  - accept the lowest tender, whether there is a duty to, § 3:8
  - bid-shopping, whether there is a duty not to, § 3:5
  - examining behind bid
    - see examine behind the bids
  - fair treatment, duty of, § 3:3 to § 3:5
- Invitation to tender, wording of, § 3:4
  - distinction from request for proposal, § 3:2, § 3:3, § 3:12
- Irregularity and formality, entitlement of owner to waive, § 3:9
- Irrevocable, § 3:2
- Late tenders, § 3:5
- Legal nature of, § 3:2, § 3:3
- Lowest tender, whether there is a duty to accept, § 3:8
- Misrepresentation and fraud, § 3:11
- Mistake in tender, § 3:13
- Offer and acceptance in, § 3:2, § 3:3
- Pre-qualified bidders, § 3:5

## **TENDERING—Cont'd**

- Pre-tender information, § 3:12, § 4:2 to § 4:18
- Privilege clause
  - impact of customs or standards, § 3:9
  - impact on implied terms, § 3:9
  - irregularity and formality clauses, difference from, § 3:9
  - nature and effect of, § 3:9
  - subcontractors, § 3:15
- Rectification, § 2:26
- Request for proposal, difference from true tender, § 3:2, § 3:3, § 3:12
- Secret preference, § 3:9
- Subcontractors
  - contract A-contract B, application to, § 3:15
  - contractor's duty of fairness, § 3:15
  - duty of care, § 3:15
  - existence of Contract A, § 3:15, § 12:13
  - obligation to award subcontract, § 3:15
  - privilege clause, § 3:15
  - reasonable excuse not to enter into subcontract, § 3:15, § 12:14
  - refusal of subcontractor to perform, § 3:15
- Withdrawal of tender, whether possible, § 3:3, § 3:13

## **TERMINATION OF CONTRACTUAL PERFORMANCE**

- Generally, § 8:1 to § 8:22
- Certificate, based upon, § 8:2
- Condition, termination for breach of, § 8:4
- Express right of termination, § 8:2
- Forfeiture, right of, § 8:2
- Frustration
  - see Frustration
- Good faith, § 1:51
- Implied right of termination, § 8:3
- Novation, termination by, § 8:6
- Performance, termination by, § 8:7
- Remedies, termination of contract not affecting, § 8:1, § 8:4, § 8:7
- Repudiation
  - see Repudiation
- Rescission
  - see Rescission

## **TERMINATION OF CONTRACTUAL PERFORMANCE—Cont'd**

- Subsequent agreement, termination by, § 8:5
- Waiver of, § 8:2
- Wrongful, § 7:14
  - failure to consider extension, § 7:14
  - failure to proceed with the work, § 7:14
  - repudiation, § 8:19

## **TERMS**

- Generally, § 4:1 to § 4:54
- Assignment, § 4:22
- Default notices and defective work, § 4:22
  - see Notice of breach, cure, delay or default
- Delay, clauses, § 7:13
  - see Delay
- Entire agreement and no reliance clauses, § 2:19, § 4:27
- General conditions, § 4:19 to § 4:35
- Implied
  - see Implied terms and obligations
- Incorporation by reference, § 4:23, § 12:9
- Indemnification clauses, § 4:24
- Interpretation of, § 2:1 et seq.
- Limitation, exclusion and waiver clauses, § 4:25 to § 4:28, § 9:5
- Limitation period in, § 4:29
- Liquidated damages, § 4:30
  - see Liquidated damages
- Negotiation of, § 1:29, § 1:32, § 2:17
- Plans and drawing, § 4:38
- Pre-tender information, § 4:2 to § 4:18
- Quantities, § 4:15 to § 4:17
- Site conditions, § 4:10 to § 4:14
- Special conditions, § 4:36
- Specifications, § 4:37
- Warranties, § 4:35
  - see Warranty

## **THIRD PARTIES TO CONTRACTS**

- Damages, recovery on behalf of third parties, § 7:4, § 9:24
- Deeds and seal, § 1:27, § 1:56, § 7:4, § 15:33
- Defensive reliance on contract, § 1:27, § 7:4
- Enforcing the contract for the benefit of, § 9:2, § 9:24
- Enterprise liability, § 7:4, § 9:24

### **THIRD PARTIES TO CONTRACTS**

#### **—Cont'd**

- Exclusion in the contract of third party rights, § 1:27, § 4:26
- Identified as a person entitled to enforce contract, § 1:27
- Innocent party enforcing the contract for the benefit of, § 7:4
- Innocent party exercising contractual rights to benefit, § 7:4
- Party to contract by conduct, § 1:27
- Privity of contract, § 1:27
  - exceptions to privity of contract, § 1:27, § 7:4, § 9:24

### **TIME**

- Payment
  - see Payment
- Zones, for place of contract, § 1:42

### **TORT**

- Apportionment, § 13:8
- Consultants, § 13:5, § 13:7
- Contract liability, § 4:9, § 7:2
- Damages, difference from contract, § 9:10
- Fraud, § 7:3
- Liability in, § 7:2, § 9:1 et seq.
- Limitation period, § 9:3 to § 9:6
- Subcontracts tort consequences of, § 12:3 to § 12:5

### **TRUST FUND UNDER LIEN**

#### **STATUTES**

- See Construction lien

### **UNILATERAL CONTRACT**

- Generally, § 1:43

### **UNIT PRICE CONTRACT**

- Adjustment of unit prices, § 6:4
- Nature of, § 6:4
- Non-compliance, § 6:4
- Overhead and profit, § 6:4
- Quantities re, § 4:17

### **UNJUST ENRICHMENT**

- Generally, § 10:1 to § 10:22
- Abandonment of the contract, § 10:15
  - cessation of work, whether constituting abandonment, § 10:15
- Builders' and construction lien claims, contradiction with, § 10:4

### **UNJUST ENRICHMENT—Cont'd**

- Changed or different circumstances, claim arising from, § 10:14
- Compensation, assessing, § 10:13
- Contract, no contractual method or amount of payment, § 10:13
- Contract claims, contradiction with, § 10:4
- Contract ineffective, void or rescinded, § 10:18
- Elements of the claim, § 10:3
- No contract, unjust enrichment claim, § 10:16 to § 10:18
- Principles of, § 10:2
- Quantum meruit, § 10:2, § 10:5 to § 10:10
  - see Quantum Meruit
- Remedies, § 10:19
- Repudiation, claim in the alternative to, § 10:12
- Unknown circumstances
  - see Changed, concealed or unknown circumstances

### **UTILITIES**

- Relocation of, § 4:2 to § 4:18

### **UT RES MAGIS VALEAT QUAM PEREAT**

- See Interpretation

### **VACATION PAY**

- Part of costs, in cost plus contract, § 6:5

### **VARIATIONS**

- Consideration, § 1:66
- Discretionary clauses, § 1:65
- Mutual consent to amend, § 1:63
- Mutual consent to terminate, § 1:64
- Termination for convenience, § 1:65
- Written change orders, § 1:67

### **WAGES**

- Increase in, § 7:18

### **WAIVER**

- Claims, waiver of, § 1:69, § 4:25 to § 4:28
- Clauses re
  - see Limitation, exclusion, waiver and entire agreement clauses
- Consultants, acts amounting to, § 13:12
- Defective work or materials, § 7:22
- Estoppel, difference from, § 1:69

**WAIVER—Cont'd**

- Nature and effect of, § 1:69
- Payment, waiver of time for, § 6:7
  - see Payment
- Performance, waiver of, § 5:5, § 5:7
  - see Performance
- Pre-tender information, re, § 4:7

**WARRANTY**

- Collateral warranty
  - see Collateral agreement or warranty
- Implied, § 4:50 to § 4:52
- Terms re, § 4:35, § 7:23

**WITHOUT PREJUDICE DISCUSSIONS**

- Impact on intention to contract, § 1:29

**WORKERS' COMPENSATION**

- Part of costs in cost plus contract, § 6:5

**WRITING AND WRITTEN**

**CONTRACT**

- Contracts not to be performed in a year,  
§ 1:62

**WRITING AND WRITTEN**

**CONTRACT—Cont'd**

- Electronic documents, § 1:58
- Guarantees, § 1:61
- Impact on certainty of subject matter,  
§ 1:34
- Land, sale of, § 1:59
- Necessity or lack of necessity for writing,  
§ 1:57, § 1:63
- Oral variations, § 1:62
- Part performance, § 1:60
- Requirement for writing, § 1:57, § 8:5
- Signature by defendant or its agent,  
§ 1:57
- Termination by subsequent agreement,  
§ 8:5
- Timing for creation of written document,  
§ 1:57
- Unenforceability, not nullity, § 1:57
- Variation, § 1:63

**WRONGFUL TERMINATION**

- See Termination of contractual performance