

# INDEX

- A -

## **ABANDONMENT**

chattels, of, 162, 178, 184  
easements, of, 450, 451  
leases, of, 357-360, 363  
real property, of, 163

## **ABORIGINAL PROPERTY RIGHTS (see also INDIGENOUS PROPERTY RIGHTS; MÉTIS TITLE)**

Aboriginal conceptions of, 25, 422, 423  
adverse possession, and, 229, 230  
alienability of, 232-234, 245, 246, 249,  
314, 423, 563, 564  
Australian developments concerning,  
238  
communal nature of, 233  
conditional transfers and, 290  
constitutional, and, 226, 238, 240-245,  
562, 563  
cultural appropriation and, 60-63  
cultural property and, 246  
equitable doctrines, and, 271, 272  
extinguishment of, 237-239, 244  
fiduciary obligations of the Crown in  
relation to, 227, 228, 239, 240, 241,  
242, 248, 271  
finders law and, 184  
honour of the Crown, and, 226, 227,  
244  
infringement of, 241-245  
land registration and, 562, 563  
legal traditions, 70-74  
limitations on use of, 234, 235  
nationhood (or grouphood) interests  
and, 24, 61, 62, 184  
nature of, 232-236  
other Aboriginal rights, and, 236, 237  
possession (or occupation) and, 52,  
228-232  
recognition of, 228-232  
reconciliation, relevance of on, 226, 227  
reserves, and, 246-250  
*Royal Proclamation, 1763*, and, 233  
site-specific rights as, 236

surrender of, 225, 232, 235, 239, 245,  
248  
takings and, 244  
*terra nullius* and, 52  
treaties and, 225, 227, 228, 239, 240,  
241, 245, 247, 249  
unique (*sui generis*) nature of, 227, 228,  
232, 236, 246, 290, 562  
usufructuary rights, as, 232  
waste and, 235  
water boundaries and, 130

**ABSTRACT OF TITLE**, 539, 546

## **ACCESSION**

animals and, 148  
intellectual property and, 148  
principal chattel and, 149-153  
remedies and, 151-153  
security interests and, 150  
tests for, 149, 150

**ACCOUNTING**, 406, 407

**ACCRETION**, 132-134

**ACTUAL NOTICE**, 534, 535, 542, 554,  
556

**AD MEDIUM FILUM AQUAE RULE**  
(see also **WATER**), 129

**ADMIXTURE**, 145, 147

**ADOPTION OF ENGLISH LAW (see  
RECEPTION OF ENGLISH LAW)**

**ADVANCEMENT, PRESUMPTION  
OF (see also RESULTING TRUSTS;  
TRUSTS)**

children and, 274  
joint bank accounts and, 412  
meaning of, 273, 274  
spouses and, 274, 275

## **ADVERSE POSSESSION**

Aboriginal land rights, and, 229, 230  
*animus possidendi* and, 170  
boundaries and, 127, 566

chattels and, 176, 177  
 colour of title, entry under, and, 172  
 co-ownership and, 172  
 easements and, 165  
 efficiency basis of, 168  
 elements of, 170-176  
 environmental protection and, 167  
 functions of, 156, 164-170  
 future interests and, 165  
 inconsistent use, test of, and, 173, 174  
 limitation of actions, 164, 165  
 pedal possession (*pedis possessio*) and, 171  
 personhood and, 168  
 prescription distinguished from, 442, 443  
 quieting titles and, 165  
 tacking and, 171  
 Torrens title land and, 168, 566

**AGREEMENT FOR A LEASE** (*see also LEASES*), 339, 350, 504

**AIRSPACE**

condominiums and, 415  
 nature of, 113-115  
 possessory nature of, 114, 115  
 trespass and, 114, 115

**ALBERTA BILL OF RIGHTS**, 104

**ALBERTA PERSONAL PROPERTY BILL OF RIGHTS**, 104

**ALIENABILITY** (*see EFFICIENCY; RESTRAINTS ON ALIENATION*)

**ALLODIAL LAND**, 74, 86

**ALLUVION**, 132

**ALTERATION**, 153, 154

**AMBIGUOUS LEGAL DESCRIPTIONS**, 126

**AMORTIZATION**, 510

**ANDREWS v. PARTINGTON, RULE IN**, 326

**ANIMALS** (*see also SEAL HUNT, PROPERTY RIGHTS, AND*)

accession and, 148  
*animus revertendi* and, 160, 161  
 burial plots for, 458  
 domestic, ownership of, 160  
 possession of, 51  
 rights of, 65, 66  
 territoriality and, 19  
 wild, qualified property in, 159-162

**ANNE, STATUTE OF**, 406

**ANTICOMMONS**, 40-42, 64, 80, 115

**AQUINAS, THOMAS**, 21, 22

**ARISTOTLE**, 2, 20, 167

**ASSIGNMENT**

bailments, of, 383-385  
 book debts, of, 526  
 chose in action, of, 92, 93, 193, 475, 476, 508  
 covenants, of, 475, 476  
 leases, of, 342-349, 371, 398, 430

**- B -**

**BAILMENT**

assignment of, 383-385  
 bailee's obligations under, 375-379  
 bailor's obligations under, 380, 381  
 benefit of bailee, for, 377  
 benefit of bailor, for, 376  
 bringing suit for breach of, 385, 386  
 constructive, 375  
 damages for breach of, 386  
 exculpatory clauses and, 381-384  
 finders and, 372, 373, 378  
 fixed term, 374  
 fundamental breach of, 383  
 fungibles, of, 373  
 gratuitous, 372  
 involuntary, 372, 373, 378  
 leases of land, as compared to, 371, 372, 383  
 licences, distinguished from, 374  
 mutual benefit, for, 377  
 nature of, 189, 251, 372-375  
 onus of proof in actions relating to, 379, 380  
 parking lots and, 374, 381, 382  
 possession and, 184, 189

- sub-bailment and, 383-385  
types of, 374, 376, 377  
unique nature of, 371, 372  
vicarious liability and, 379
- BARE LICENCE**, 367
- BARGAIN AND SALE**, 267, 539, 540
- BARRING OF FEE TAIL**, 204-206
- BASE FEE** (*see also* **FEE TAIL**), 205
- BELL, ANDREW**, 93
- BENEFICIAL RIGHTS, MEANING OF**, 93
- BENEFICIARY, MEANING OF**, 262
- BENEFIT/BURDEN, PRINCIPLE**, 484-486
- BENTHAM, JEREMY** (*see also* **UTILITARIANISM**), 13-16, 34, 43, 215
- BLACKSTONE, WILLIAM**, 2, 4, 5, 87, 89, 147, 313, 388
- BODY PARTS, PROPERTY IN**, 56, 57
- BOK, DERRICK**, 16
- BONA FIDE* (OR GOOD FAITH) PURCHASER FOR VALUE WITHOUT NOTICE**, 150, 169, 240, 269, 271, 403, 474, 516, 533, 537, 559, 562, 563, 564, 565, 566
- BONA VACANTIA***, 252
- BOUNDARIES** (*see also* **AIRSPACE; FENCES; SUBSURFACE, OWNERSHIP OF; TREES**)  
adverse possession, effect of, on, 127  
ambiguous legal descriptions of, 126  
conventional line doctrine, and, 127  
improvements, effect on, 127  
land bounded by land, for, 123-129  
land bounded by water, for, 129-134  
legal descriptions of, 125-127
- metes and bounds descriptions of, 124, 125  
permeable nature of, 135, 136  
Torrens title and, 168-169, 566
- BUILDING SCHEMES**, 476-479
- BUNDLE OF RIGHTS, PROPERTY AS**, 2, 77, 122, 318, 433
- C -
- CANADA-UNITED STATES-MEXICO AGREEMENT (CUSMA)**, 104, 105, 109
- CANADIAN BILL OF RIGHTS**, 104
- CANADIAN CHARTER OF RIGHTS AND FREEDOMS*** (*see also* **CONSTITUTION ACT, 1982; CONSTITUTION, PROPERTY RIGHTS AND THE**), 8, 99, 101-104, 135, 241, 246, 302, 305, 454-457
- CAPTURE, RULE OF**, 161
- CASE FOR PRIVATE PROPERTY, THE** (*see also* **CONSENT, PROPERTY RIGHTS AND; EFFICIENCY; FREEDOM, PRIVATE PROPERTY, AND; HAPPINESS, PROPERTY AND; HUMAN FLOURISHING, PROPERTY AND; JUSTICE, PROPERTY AND, LABOUR THEORY; MATERIAL WEALTH, PROPERTY AND; OCCUPANCY THEORY; PERSONHOOD THEORY; PLURALIST ACCOUNT OF PROPERTY RIGHTS; UTILITARIANISM**), 12-55
- CAVEAT EMPTOR**, 439, 532
- CAVEATS, NATURE OF**, 561, 562
- CAVES, OWNERSHIP OF**, 110, 116, 117
- CERTIFICATE OF PENDING LITIGATION**, 563

**CESTUI QUE TRUST, MEANING OF** (*see also* TRUSTS), 262

**CESTUI QUE USE, MEANING OF** (*see also* USES), 258, 261, 262

**CESTUI QUE VIE, MEANING OF**, 206

**CHAIN OF COVENANTS**, 483, 495

**CHANCELLOR**, 254, 255

**CHANCERY, COURT OF**, 94, 253-258

**CHARGE, MEANING OF** (*see also* FLOATING CHARGE; MORTGAGES), 397, 501, 512

**CHATTEL MORTGAGE**, 509, 526, 527

**CHATELS PERSONAL** (*see also* CHOSE IN ACTION; CHOSE IN POSSESSION)  
adverse possession of, 176, 177  
fixtures, distinguished from, 137-141  
nature of, 90, 91

**CHATELS REAL**, 89-92

**CHATELS REAL ACT (NL)**, 91

**CHILD POVERTY**, 96, 97

**CHOSE IN ACTION** (*see also* PERSONAL PROPERTY), 92, 93, 112, 192, 193, 411, 475, 508

**CHOSE IN POSSESSION** (*see also* PERSONAL PROPERTY), 92, 93, 112

**CLASS CLOSING RULES** (*see also* CLASS GIFTS)  
*Andrews v. Partington*, rule in, 326  
perpetuity reforms, and, 330

**CLASS GIFTS** (*see also* CLASS CLOSING RULES), 322, 325, 326, 329

**CLOGS AND FETTERS ON THE EQUITY OF REDEMPTION**, 505, 506

**COASE, RONALD**, 2, 119

**COASE THEOREM** (*see also* ECONOMIC ANALYSIS OF PROPERTY LAW; EFFICIENCY)  
basic elements of, 119-121  
cave ownership, and, 118-121  
endowment effect and, 167  
property law implications of, 120  
transaction costs and, 119, 120, 121

**COHEN, FELIX**, 7, 8

**COLLECTIVE PROPERTY** (*see* COMMON PROPERTY)

**COMMINGLING**, 112, 145, 147, 373, 374

**COMMIXTIO** (*see also* CONFUSION), 145

**COMMON PROPERTY, MEANINGS OF** (*see also* ABORIGINAL PROPERTY RIGHTS; CONDOMINIUMS; CREATIVE COMMONS; INDIGENOUS PROPERTY RIGHTS; TRAGEDY OF THE COMMONS), 9-11

**COMMON RECOVERY** (*see also* FEE TAIL), 205

**COMMUNAL PROPERTY** (*see* ABORIGINAL PROPERTY RIGHTS; COMMON PROPERTY; INDIGENOUS PROPERTY LAW)

**CONCURRENT OWNERSHIP** (*see* CONDOMINIUMS; CO-OPERATIVES; JOINT TENANCY; TENANCY IN COMMON)

**CONDITIONAL GRANTS**, 485

**CONDITIONAL SALES AGREEMENT**, 526

**CONDITIONS PRECEDENT** (*see also* CONTINGENT INTEREST, MEANING OF)

creation of, 291-293  
 effect of invalidity on, 298, 299  
 nature of, 291, 292  
 tests of uncertainty for, 310-312

**CONDITIONS SUBSEQUENT**  
 creation of, 289, 290  
 effect of invalidity on, 297-299  
 nature of, 288  
 test of uncertainty for, 310-312

**CONDOMINIUMS**  
 airspace rights, and, 415  
 common law, under, 414-417  
 easements and, 446  
 households living in, 414, 415  
 nature of, 417-419  
 regulation of, 417-419

**CONFUSIO, MEANING OF** (*see also*  
**CONFUSION**), 145

**CONFUSION**, 145-148

**CONSENT, PROPERTY RIGHTS  
 AND**, 48, 49

**CONSERVATION EASEMENTS**,  
 464, 488, 489

**CONSTITUTION ACT, 1867** (*see also*  
**CONSTITUTION, PROPERTY  
 RIGHTS AND THE**), 48, 99, 101, 244,  
 563

**CONSTITUTION ACT, 1982** (*see also*  
**CANADIAN CHARTER OF RIGHTS  
 AND FREEDOMS; CONSTITU-  
 TION, PROPERTY RIGHTS AND  
 THE**), 99, 104, 240, 241, 245, 564

**CONSTITUTION, PROPERTY  
 RIGHTS AND THE**, 99-104

**CONSTRUCTION, RULE OF,  
 MEANING OF**, 202

**CONSTRUCTIVE BAILMENT** (*see*  
**BAILMENT**), 375

**CONSTRUCTIVE NOTICE**, 171, 382,  
 384, 445, 535

**CONSTRUCTIVE POSSESSION,  
 MEANING OF**, 158

**CONSTRUCTIVE TAKINGS**, 106-109

**CONSTRUCTIVE TRUSTS** (*see also*  
**TRUSTS; UNJUST ENRICHMENT**)  
 domestic labour and, 283, 285  
 good conscience form of, 277, 278  
 institutional, 276-278  
 land registration and, 557  
 licences and, 369  
 nature of, 276, 277  
 remedial, 278-286  
 unjust enrichment and, 278, 279

**CONSUMABLES, ESTATES IN**, 252

**CONTINGENT INTEREST,  
 MEANING OF** (*see also*  
**CONDITIONS PRECEDENT;  
 PERPETUITIES, RULE AGAINST**),  
 291

**CONVENTIONAL LINE  
 DOCTRINE**, 127

**CONVERSION**  
 equitable doctrine of, 144, 145  
 tort of,  
   bailments and, 376, 385  
   co-ownership and, 410  
   nature of, 93, 94, 151, 152

**CO-OPERATIVES**, 419-422

**CO-OWNERSHIP** (*see* **COMMON  
 PROPERTY; CONDOMINIUMS;  
 CO-OPERATIVES; JOINT  
 TENANCY; TENANCY IN  
 COMMON**)

**CO-PARCENARY**, 387, 390, 391

**COPYHOLD TENURE**, 78, 431, 543

**COPYLEFT**, 426

**COPYRIGHT**, 5, 9-10, 24, 40, 51, 62,  
 91, 92, 102, 112, 148, 271, 425-427, 457,  
 494, 495

**CORPOREAL INTERESTS**, 92, 416

**COVENANTS**

annexation of, 474, 475  
 assignment of, 475, 476, 479  
 benefit/burden principle, 484-486  
 benefits of,  
   running of, at law, 479, 480  
   running of, in equity, 474-479  
 building schemes and, 476-479  
 burdens of,  
   running of, at law, 479, 480  
   running of, in equity, 465-474  
 chain of, 472-483  
 common plans and, 476  
 conditional grants, and, 485  
 conservation, and, 467, 488, 489  
 externalities and, 460  
 functions of, 458-464  
 implied annexation of, 475  
 leases, in, 343-346, 349, 350-352  
 meaning of, 465  
 modification of, 489-493  
 negativity, requirement for, 467, 468, 479-481  
 notice and, 465, 467, 474, 475, 478, 481, 494  
*numerus clausus*, and, 465, 480  
 personal property and, 493-495  
 personhood values and, 461  
 positive, 474, 478, 479, 480-487  
 racial restrictions and, 461-464  
 real, meaning of, 343, 344  
 restraints on alienation, and, 316, 317  
 restrictive, origins of, 465-467  
 termination of, 489-493  
 touch and concern requirement under, 471, 472, 474, 477, 481  
 usual, in leases, 350, 352

**COVERTURE, MEANING OF**, 87

**CREATIVE COMMONS**, 426-427

**CRIMINAL LAW, PROPERTY AND**, 6, 55, 67, 94, 102, 135, 147, 156, 164, 223, 246, 300, 553

**CROWN PROPERTY** (*see* **PUBLIC PROPERTY**)

**CUJUS EST SOLUM EJUS EST USQUE AD COELUM ET AD INFEROS** (*see also* **AIRSPACE**;

**BOUNDARIES; FENCES; SUBSURFACE, OWNERSHIP OF; TREES**), 112, 113, 116, 119, 121, 123, 181

**CULTURAL APPROPRIATION** (*see also* **CULTURAL PROPERTY**), 60-63, 246, 271

**CULTURAL PROPERTY** (*see also* **CULTURAL APPROPRIATION**)  
 Aboriginal claims to, 246  
 finders and, 184

**CURTESY**  
 abolition of, 222  
 avoidance of, 259  
 nature of, 87, 207, 220, 222

**CUSTODY, POSSESSION DISTINGUISHED FROM**, 159

**CUSTOMARY RIGHTS**, 424-425, 453

**CYBERSQUATTERS**, 54

- D -

**DE DONIS CONDITIONALIBUS, STATUTE** (*see also* **FEE TAIL**), 203

**DE MATTOS v. GIBSON, RULE IN**, 493, 494

**DE SOTO, HERNANDO**, 31, 33, 167

**DEDICATION, DOCTRINE OF**, 454

**DEEDS REGISTRATION** (*see* **REGISTRATION OF TITLE**)

**DEFEASIBLE INTEREST, MEANING OF** (*see also* **CONDITIONS SUBSEQUENT**), 288, 289

**DELIVERY, MEANING OF**, 187, 188

**DEMOCRACY, PROPERTY AND**, 22, 24, 25, 27

**DERELICTION** (*see also* **WATER**), 132

**DESERT THEORY**, 46, 47, 49-51, 54, 117, 221

**DESTRUCTION, OWNER'S RIGHT OF**, 5

**DETERMINABLE INTERESTS** (*see also* **POSSIBILITY OF REVERTER, MEANING OF**)

creation of, 289, 290  
effect of invalidity on, 297, 298  
nature of, 289  
test of uncertainty and, 310

**DETINUE**, 89, 94, 151, 152, 375, 385, 386

**DILUVION** (*see also* **WATER**), 132

**DISTRESS FOR RENT**, 354, 355, 372, 484

**DIVINE SERVICE**, 76

**DIVISIONS IN THE LAW OF PROPERTY**, 89-94

**DOMESDAY BOOK**, 500, 539

**DOMESTIC LABOUR**, 283, 285

**DONATIO MORTIS CAUSA** (*see also* **GIFTS**)

basic elements of, 194-197  
delivery requirement of, 196  
functions of, 194  
land, of, 195

**DOWER** (*see also* **CURTESY; HOMESTEAD LAWS**)

abolition of, 222  
avoidance of, 221, 222  
common law rights of, 221  
functions of, 220  
nature of, 207  
origins of, 86, 220, 221  
statutory forms of, 222-224, 252  
uses and, 259

**DUE-ON-SALE CLAUSES**, 507, 508

**DUTIES, OWNERSHIP AS INVOLVING**, 4-6

- E -

**EARLY VESTING, PREFERENCE FOR**

nature of, 292-294, 308  
*Phipps v. Ackers*, rule in, and, 293

**EASEMENTS** (*see also* **PRESCRIPTION**)

abandonment of, 450  
accommodation requirement for, 432, 433

analogous interests, and, 451-458  
capable grantor and grantee, requirement of, 434

condominiums and, 446  
conservation, 464, 488, 489

creation of, through,  
estoppel, 441, 442  
express grant, 436, 437  
express reservation, 441  
implied grant, 437-440  
implied reservation, 441  
prescription, 442-446  
statute, 446

divergent ownership requirement for, 433

dominant tenement requirement for, 431-433

duration of, 436, 450, 451

elements of, 430-436

estoppel,  
creation by, 441, 442  
location based on, 447  
loss through, 450

examples of, 431

gross, in, 431, 432

*Harris v. Flower*, rule in, 449

incorporeal hereditament, as, 92, 430, 431, 436, 452

intended, 438, 441

licences and, 451

location of, 446-450

necessity, of, 436-439, 441, 448

negative, 435

novel forms of, reluctance of law to recognize, 435

origins of, 431

positive, 435

possession and, 434

*quasi*-easements and, 439

requirements for, 431-436  
 reservations of, 436, 441  
 scope of, 446-450  
 servient tenement, meaning of, 431  
 severance and, 397  
 support, of, 452  
 termination of, 450, 451  
*Wheeldon v. Burrows*, rule in, 438-441

**ECONOMIC ANALYSIS OF PROPERTY LAW** (*see also* **COASE THEOREM; EFFICIENCY; EXTERNALITIES; MATERIAL WEALTH, PROPERTY AND; TRANSACTION COSTS**)  
 basic elements of, 117-121  
 liability v. property rules, and, 89, 239  
 restraints on alienation, of, 312-319  
 subsurface rights, and, 117-121

**EFFICIENCY** (*see also* **COASE THEOREM; ECONOMIC ANALYSIS OF PROPERTY LAW; EXTERNALITIES; MATERIAL WEALTH, PROPERTY AND; TRANSACTION COSTS**)  
 adverse possession and, 166-168  
 basics of, 31-34  
 exclusivity, and, 32  
 fee simple and, 200, 201  
 future interests, and, 296, 297  
 goal of property law, as, 30-43  
 labour theory, and, 50  
 land registration, and, 55, 56  
 mortgages and, 498  
 occupancy theory, and, 52, 53  
 rent control and, 365-367  
 rent-seeking and, 296  
 restraints on alienation and, 312-319  
 transferability and, 33  
 utilitarianism, and, 34

**EJECTMENT, ACTION OF**, 90

**ELICKSON, ROBERT**, 201

**EMERGENCY MEASURES ACT, SUSPENSION OF EVICTIONS UNDER**, 366

**ENCROACHMENT, POWER OF**, 209, 215

**ENROLMENTS, STATUTE OF**, 267, 539

**ENTAIL**, 203

**ENVIRONMENTAL PROTECTION**  
 Aboriginal rights and, 242  
 adverse possession and, 167  
 conservation easements and, 488, 489  
 constitution and, 102  
 property rights and, 38, 39, 65-67  
 riparian rights and, 131  
 trusts and, 271

**EQUITABLE INTERESTS** (*see* **CONSTRUCTIVE TRUSTS; EQUITY; MERE EQUITY; RESULTING TRUSTS; TRUSTS; USES**)

**EQUITY** (*see also* **TRUSTS; USES**)  
 Chancellor, and, 254, 255  
 conflict between law and, 255, 256  
 Court of Chancery and, 94, 253-258  
 fusion of law and, 256, 257  
 maxims of, 255  
 mortgages and, 497, 498, 501-505  
 origins of, 253-257  
 reception of, 257

**EQUITY OF REDEMPTION** (*see also* **FORECLOSURE; MORTGAGES**)  
 alienation of interests, 506-508  
 clogs and fetters on, 505, 506  
 collateral advantages and, 505  
 disguised and other mortgages, 503-505  
 origins of, 501-503

**ESCHEAT**, 77, 80, 81, 86, 200, 232, 252

**ESTATES, DOCTRINE OF** (*see also* **FEE SIMPLE; FEE TAIL; FREEHOLD ESTATES, NATURE OF; LIFE ESTATE**)  
 nature of, 77, 199  
 personal property and, 251, 252

**ESTOPPEL**  
 co-ownership and, 396  
 easements and, 441, 442  
 gifts and, 190  
 licences, and, 368  
 priorities and, 536



**EVICTION**, 352, 357, 360, 364, 366, 512

**EX PROPRIO VIGORE**, 84

**EX TURPI CAUSA NON ORITUR ACTIO**, 179

**EXCLUSION, PROPERTY OWNER'S RIGHT OF**, 4, 5, 7, 8, 135

**EXCLUSIVE POSSESSION** (*see* **POSSESSION**)

**EXCULPATORY CLAUSES** (*see* **BAILMENT**)

**EXPRESS TRUSTS** (*see* **TRUSTS**)

**EXPROPRIATION** (*see* **TAKINGS**)

**EXTERNALITIES** (*see also* **ECONOMIC ANALYSIS OF PROPERTY LAW; EFFICIENCY**)

boundaries and, 136  
covenants and, 460  
generally, 35  
negative, 35, 41, 136, 460  
positive, 35, 211, 460

- F -

**FEE, MEANING OF**, 200

**FEE SIMPLE**  
language of creation for, 201-203  
nature of, 200-203

**FEE TAIL**  
abolition, 205, 206  
barring of, 204-206  
common recovery, 205  
creation of, 203, 204  
origins of, 203, 204

**FENCES**, 127, 128

**FEOFFEE TO USES**, 259, 262

**FEOFFOR TO USES**, 258, 262

**FIDUCIARY, MEANING OF** (*see also* **ABORIGINAL PROPERTY**)

**RIGHTS; INDIGENOUS PROPERTY RIGHTS**), 227, 228

**FINDERS**

Aboriginal artefacts and, 246  
bailees, as, 372, 373, 378  
duties of, 378  
fixtures and, 180  
general rules governing, 177-185  
goods found on premises by, 182  
historic resources and, 183, 184  
items found embedded in land by, 180  
lost or mislaid goods found by, 181  
possession and, 180  
title of, 178  
treasure trove of, 183  
unlawfulness and, 179

**FINE** (*see also* **FEE TAIL**), 205

**FIRST OCCUPANCY** (*see* **OCCUPANCY THEORY**)

**FIXTURES**

agricultural fixtures, detachment rules for, 141  
chattels, distinguished from, 137-140  
contract, effect of in classifying, 140, 141  
finding, and, 180  
generally, 137-141  
mobile homes as, 139  
security interests, and, 142-144  
tenant's, 141, 142  
test for, 138-140

**FLOATING CHARGE**, 526

**FORECLOSURE** (*see also* **EQUITY OF REDEMPTION; MORTGAGES**)

effect on other remedies of, 520, 521  
final orders of, 515, 516, 537  
nature of, 508, 509, 511, 514-516  
origins of, 514, 515

**FORFEITURE**

condition of, 292  
incident of tenure, as, 77, 80  
leases and, 142, 345, 350, 354-356, 360  
relief from, 355, 356, 487, 502  
restraint on alienation, form of, 315, 318

**FRANKALMOIGN**, 76

**FRAUD**

land registration and, 541, 543, 547, 550-557  
 priorities and, 533-537

**FRAUDS, STATUTE OF**, 230, 338, 403

**FREE AND COMMON SOCAGE**, 76, 77, 81, 84, 85, 86, 260

**FREEDOM OF EXPRESSION**

private property and, 456-458  
 public property and, 455, 456

**FREEDOM, PRIVATE PROPERTY, AND**, 25-30, 312, 313, 315, 455

**FREEHOLD ESTATES, NATURE OF** (*see also* **ESTATES, DOCTRINE OF; FEE SIMPLE; FEE TAIL; LIFE ESTATE**), 77

**FREUD, SIGMUND**, 21

**FUGACIOUS SUBSTANCES**, 37

**FUNCTIONS OF PROPERTY LAW** (*see also* **JUSTIFICATIONS OF OWNERSHIP; NUMERUS CLAUSUS POLICY**)

assessing novel claims,  
     attributes approach to, 58  
     cultural appropriation, 60-63  
     examples of, 56, 57  
     functional approach to, 58, 59  
     land, and, 63, 64  
     university degrees, concerning, 59, 60  
 generally, 55, 56

**FUSION OF LAW AND EQUITY**, 256, 257

**FUTURE INTERESTS** (*see also* **CONDITIONS SUBSEQUENT; CONTINGENT INTERESTS; REMAINDER, MEANING OF; REVERSION, MEANING OF**)  
 state limitations on, 299-331  
 transferability of, 295

types of, 288-293

**- G -**

**GENERAL OCCUPANT, MEANING OF**, 230, 231

**GENERAL PUBLIC LICENCE (G.P.L.)**, 425, 426, 494, 495

**GIFTS** (*see also* **DONATIO MORTIS CAUSA**)

acceptance of, 187  
 between family members, 192  
 choses in action, of, 192, 193  
 constructive delivery and, 191  
 declarations of trust and, 189, 190  
 deed, by, 192, 193  
 delivery of, 187, 188  
 disclaimer of, 187  
 estoppel and, 190  
 intention required for, 186, 187  
 land, of, 193  
 policy considerations relating to, 187-189  
 possession of property, historically, 186  
*Strong v. Bird*, rule in, and, 190  
 symbolic delivery and, 193, 194, 197

**GOOD FAITH PURCHASER**, 150, 169, 240, 269, 271, 403, 474, 516, 533, 537, 559, 562, 563, 564, 565, 566

**GOOD ROOT OF TITLE**, 538

**GREAT ONYX CAVE LITIGATION**, 116, 117

**GROUPHOOD INTERESTS**, 184

**- H -**

**HAMMURABI'S CODE**, 530

**HAPPINESS, PROPERTY AND**, 13-17

**HARRIS, JAMES**, 49

**HARRIS v. FLOWER, RULE IN**, 449

**HEGEL, G.W.F.**, 18, 19

**HENDERSON, SÁKÉJ**, 423

- HIRE-PURCHASE AGREEMENTS**, 526
- HOARDING**, 23
- HOCKEY TICKETS**  
Calgary Flames, 271  
Edmonton Oilers, 58
- HOMELESSNESS**, 22, 30, 97, 98, 104
- HOMESTEAD LAWS**  
life estates created by, 223, 224  
origins of, 222, 223  
personalty and, 252  
policy basis for, 222, 223
- HOMESTEADING** (*see also* **HOMESTEAD LAWS**)  
occupancy theory, and, 53, 54  
policy of, 29, 53
- HONORÉ, A.M.**, 3-6
- HONOUR OF THE CROWN**, 226, 227, 244
- HOUSING IN CANADA**, 97, 334, 361, 362, 364-367
- HUDSON'S BAY COMPANY** (*see also* **RUPERT'S LAND**), 76, 85, 356, 357
- HUMAN FLOURISHING, PROPERTY AND**, 18-25
- HUMAN RIGHTS LEGISLATION, PROPERTY AND**, 5, 301, 304, 306, 362, 492
- HUTTERITE COLONIES**, 314, 422
- I -
- IMPROVEMENTS ON ANOTHER'S LAND**, 127
- IN PERSONAM, MEANING OF** (*see also* **TORRENS TITLE**), 90
- IN REM, MEANING OF**, 90
- IN TERROREM CONDITIONS**, 294, 295
- INCIDENTS OF TENURE**  
avoidance of, 260-262  
nature of, 77, 79, 80, 81, 222, 260, 264, 265
- INCOME DISTRIBUTION IN CANADA** (*see* **INEQUALITY, PROPERTY AND; OWNERSHIP OF PROPERTY IN CANADA**)
- INCOME v. CAPITAL BENEFICIARY**, 210, 211
- INCORPOREAL HEREDITAMENTS**, 92, 163, 430, 431, 433, 436, 452, 453, 483
- INDIGENOUS PEOPLE, POVERTY AND**, 96, 97
- INDIGENOUS PROPERTY RIGHTS** (*see also* **ABORIGINAL PROPERTY RIGHTS; MÉTIS TITLE**)  
Aboriginal conceptions of, 25, 422, 423  
adverse possession, and, 229, 230  
alienability of, 232-234, 245, 246, 249, 314, 423, 563, 564  
Australian developments concerning, 238  
communal nature of, 233  
conditional transfers and, 290  
constitutional, and, 226, 238, 240-245, 562, 563  
cultural appropriation and, 60-63  
cultural property and, 246  
equitable doctrines, and, 271, 272  
extinguishment of, 237-239, 244  
fiduciary obligations of the Crown in relation to, 227, 228, 239, 240, 241, 242, 248, 271  
finders law and, 184  
honour of the Crown, and, 226, 227, 244  
infringement of, 241-245  
land registration and, 562, 563  
legal traditions, 70-74  
limitations on use of, 234, 235  
nationhood (or grouphood) interests and, 24, 61, 62, 184

nature of, 232-236  
 other Aboriginal rights, and, 236, 237  
 possession (or occupation) and, 52, 228-232  
 recognition of, 228-232  
 reconciliation, relevance of on, 226, 227  
 reserves, and, 246-250  
*Royal Proclamation, 1763*, and, 233  
 site-specific rights as, 236  
 surrender of, 225, 232, 235, 239, 245, 248  
 takings and, 244  
*terra nullius* and, 52  
 treaties and, 225, 227, 228, 239, 240, 241, 245, 247, 249  
 unique (*sui generis*) nature of, 227, 228, 232, 236, 246, 290, 562  
 usufructuary rights, as, 232  
 waste and, 235  
 water boundaries and, 130

**INDIVIDUAL OWNERSHIP** (*see* PRIVATE PROPERTY)

**INEQUALITY, PROPERTY AND** (*see also* OWNERSHIP OF PROPERTY IN CANADA), 98, 99

**INJURY TO REVERSIONARY INTEREST**, 383, 384

**INSTITUTIONAL CONSTRUCTIVE TRUSTS** 276-278

**INTELLECTUAL PROPERTY** (*see also* COPYRIGHT; PATENTS), 9, 10, 40, 41, 51, 57, 61, 62, 91, 92, 102, 112, 148, 271, 425-427, 457, 494, 495

**INTER VIVOS GIFTS**, 193, 194, 196, 202, 251, 295, 323, 325, 326, 328

**INTERMIXTURE**, 112, 145-147, 151

**INTESTATE SUCCESSION**, 90

**INVALIDITY, CONDITIONAL TRANSFERS AND**, 295-331

- J -

**JOINT BANK ACCOUNTS**, 411, 412

**JOINT FAMILY VENTURE, MEANING OF** (*see also* CONSTRUCTIVE TRUSTS; UNJUST ENRICHMENT), 284-286

**JOINT TENANCY** (*see also* PARTITION AND SALE; SEVERANCE)  
 creation of, 391-394  
 equity's attitude toward, 391  
 four unities required for, 388, 389  
 functions of, 389  
*jus accrescendi* (or survivorship) under, 389, 397  
 personal property, of, 409-412  
 presumption (at common law) in favour of, 391  
 severance of, 392, 395-403  
 statutory changes affecting, 393  
 survivorship (or *jus accrescendi*) under, 389  
 termination of, 395-405  
 words of severance and, 392

**JOINT WILL**, 400

**JURISTIC REASON**, 280

**JUS ACCRESCENDI**, 389, 397

**JUS TERTII**, 184-185

**JUSTICE, PROPERTY AND**, 43-54

- K -

**KEYNES, JOHN MAYNARD**, 20

**KNIGHT SERVICE**, 75, 76, 81, 85, 260

- L -

**LABOUR THEORY** (*see also* LOCKE, JOHN; OCCUPANCY THEORY)  
 alteration and, 153, 154  
 constitutional protections and, 48  
 efficiency and, 48  
 mixing metaphor, and, 45-47, 153  
 nature of, 43-54  
 settlement of North America and, 48

**LAND TITLES** (*see* REGISTRATION OF TITLE; TORRENS TITLE)

**LANDLORD AND TENANT** (*see* **LEASES; TENANCIES**)**LATERAL BOUNDARIES**, 123-134**LAW, RULE OF, MEANING OF** (*see also* **OPERATION OF LAW, MEANING OF**), 203**LEASEHOLD ESTATES**, 200, 263, 333, 335, 431**LEASES** (*see also* **RESIDENTIAL TENANCY LAW, REFORM OF; TENANCIES**)

abandonment of, 357-360, 363  
 assignments of,  
   equity, in, 345  
   landlord's control over, 343, 346-349  
   nature of, 342-344  
 bailments, as compared to, 371, 372  
 breaches of, 354-361  
 chattels real, as, 89, 90  
 conditions in, 354  
 contract law and, 333  
 covenants in, 343-345, 346, 349, 350-352, 354, 357, 360  
 disclaimer, termination of, through, 354  
 distress for rent under, 354  
 equitable, 339  
 eviction and, 352, 357, 360, 364, 366, 512  
 exclusive possession and, 339-342  
 fixtures and, 137, 141, 142  
 forfeiture of, and relief therefrom, 142, 345, 350, 354, 355-357, 360  
 formal elements of, 338, 339  
 frustration of, 354  
 licences, as distinguished from, 339, 340  
 life, for, 336  
 merger, termination of, through, 354  
 non-derogation, and, 352  
 notices terminating, 336, 337, 354, 359, 360, 362  
 obligations under, 350-354  
 origins of, 89  
 part performance, leases and, 339  
 perpetuities and, 321  
 personhood values and, 361, 366  
 privity of estate and, 343, 345  
 quiet enjoyment under, 351-353  
 real covenants in, 343, 344

remedies for breach of, 354-361  
 rent and, 337  
 rent control and, 362, 364-367  
 repair obligations under, 353, 354  
 residential, 359, 361-367  
 reversion after, 335, 343, 344, 348, 354  
 severance of joint tenancies and, 394  
*Spencer's Case*, rule in, and, 343, 345, 371, 429, 472  
 subleases of,  
   landlord's control over, 343, 346-349  
   nature of, 342, 343  
 surrender of,  
   express, 357  
   operation of law, by, 357  
 termination of, 354-361  
 top, 321  
 types of, 336-338  
 usual covenants and, 350, 352  
 vacancy rates, and, 334  
 waste, liability for, under, 353

**LEGAL DESCRIPTIONS** (*see* **BOUNDARIES**)**LEGAL EXECUTORY INTERESTS**, 268**LEONARD FOUNDATION TRUST**

history of, 303  
 public policy and, 303-307  
 recitals in, 303, 304  
 validity of, 305, 306

**LEONARD, REUBEN WELLS**, 303, 304**LEVANT AND COUCHANT**, 36**LICENCES (LICENSES)**

bailments, distinguished from, 374, 375  
 bare, 367  
 constructive trusts and, 369  
 contractual, 367, 368  
 copyright and, 40, 425, 426, 427, 494, 495  
 coupled with an interest, 370-371  
 equitable, 369, 370  
 estoppel and, 368  
 irrevocable, 368  
 leases, as distinguished from, 339, 340  
 nature of, 339, 367

*profits à prendre* and, 371  
 proprietary status of, 369-371  
 unjust enrichment, and, 369

**LIENS, NATURE OF**, 524-526

**LIFE ESTATE** (*see also* **CURTESY; DOWER; HOMESTEAD LAWS; SETTLED ESTATES; WASTE**)

*cestui que vie* and, 206, 207  
 equitable, 215  
 insurance, and, 214  
 language of creation for, 207-210  
 lease for life as, 336  
 mortgages and, 213  
 nature of, 206, 207  
 operation of law, created by, 207, 220-224  
 origins of, 206  
 power to encroach and, 209 215  
*pur autre vie*, 206, 207, 230  
*pur sa vie*, 206  
 remedial, 207  
 rights, powers and obligations of a life tenant under, 210-217  
 taxes and, 212, 213  
 types of, 207  
 valuation of, 217-220  
 waste and, 211-213

**LIFE IN BEING**, 324-327

**LIMITATION OF ACTIONS**, 164, 165

**LIMITATION, WORDS OF, MEANING OF**, 92, 201, 202

**LIS PENDENS**, 562, 563

**LITTLE BEAR, LEROY**, 423, 425

**LIVERY OF SEISIN** (*see also* **SEISIN**), 186, 188, 193, 267, 532, 539

**LOCKE, JOHN** (*see also* **LABOUR THEORY**), 13, 43-48, 51, 100, 153

**LOST GOODS** (*see* **FINDERS**)

**LOST MODERN GRANT**, 446

**LOWER CANADA, PROPERTY LAW IN**, 83

- M -

**MAGNA CARTA**, 79

**MAINE, HENRY**, 89

**MANAGERIAL RIGHTS**, 94, 259

**MANOR**

development of easements within, 431  
 nature of, in England, 76, 78, 79

**MARITAL PROPERTY LAW** (*see also* **MARITAL UNITY, DOCTRINE OF; MARRIED WOMEN'S PROPERTY LEGISLATION**)

community property, and, 413  
 contracting out of, 414  
 development of, 412, 413  
 dower, and, 221  
 nature of, 24, 412-414  
 occupation of the matrimonial home under, 414  
 personhood, and, 24  
 presumption of equal sharing, 413  
 separate property of each spouse, 414

**MARITAL UNITY, DOCTRINE OF**

abolition of, 88, 391, 412  
 circumvention of, 87, 88, 259  
 nature of, 87, 88, 390, 412

**MARX, KARL**, 18

**MATERIAL WEALTH, PROPERTY AND** (*see also* **EFFICIENCY**), 30-43

**MERE EQUITY**, 537

**MESNE LORD**, 75, 76

**METES AND BOUNDS**, 124, 127, 134

**MÉTIS TITLE** (*see also* **ABORIGINAL PROPERTY RIGHTS; INDIGENOUS PROPERTY RIGHTS**), 250, 251

**MILL, JOHN STUART**, 215

- MINES AND MINERALS** (*see also* **OCCUPANCY THEORY, SUBSURFACE, OWNERSHIP OF**), 121-123
- MIXING METAPHOR LOCKEAN**, 45-47, 153
- MORAL DEVELOPMENT, THEORIES OF OWNERSHIP BASED ON**, 18, 22
- MORAL RIGHTS**, 24
- MORTGAGE INDUSTRY**, 498, 499
- MORTGAGES** (*see also* **CHARGE; EQUITY OF REDEMPTION; FORECLOSURE**)
- alienation of, 506-508
  - amortization of, 510
  - blended payments under, 213, 510, 523
  - charges, distinguished from, 397, 501, 512
  - clogs and fetters, and, 505, 506
  - closed, 523, 524
  - collateral advantages and, 505
  - consumer protection concerning, 522-524
  - disguised forms of, 503-505
  - due-on-sale clauses under, 507, 508
  - equitable, 503, 505
  - equity of redemption under, 502-506, 514, 516, 517
  - foreclosure under, 508, 509, 511, 514-516, 517, 520, 521
  - Interest Act* and, 522-524
  - interrelationship of remedies for, 520, 521
  - life estates and, 208
  - mortgage, meaning of, 497
  - mortgagee, meaning of, 497
  - mortgagor, meaning of, 497
  - origins of, 500-501
  - personal covenant under, 497, 509-511, 520, 521
  - possession by mortgagee under, 511-514
  - receiver, appointment of under, 514
  - redemption of, 501, 502, 505, 506, 514-516, 520, 521
  - relief from acceleration under, 521
  - remedies under, 509-521
  - sale following breach of, 516-520
  - severance of joint tenancies and, 397
  - social significance of, 498, 499
  - waste and, 513
- MULTI-VARIABLE ESSENTIALISM**, 7
- MUNZER, STEPHEN**, 54, 55
- MURDOCH, BEAMISH**, 52, 89, 160
- MUTUAL WILLS**, 400
- N -
- NATIONHOOD (OR GROUPOOD), PROPERTY AND**, 24, 61
- NATIVE TITLE** (*see* **ABORIGINAL PROPERTY RIGHTS; INDIGENOUS PROPERTY RIGHTS**)
- NATURAL LAW THEORIES OF OWNERSHIP** (*see also* **LABOUR THEORY**), 43, 44, 48, 49
- NEC VI, NEC CLAM, NEC PRECARIO* , 444, 445
- NEGATIVE EXTERNALITIES**, 35, 41, 136, 460
- NEGATIVE LIBERTY**, 26
- NEMO DAT QUOD NON HABET*, 315, 530, 532, 545, 552
- NEWS, PROPERTY CLAIMS TO**, 50, 51
- NOMINALISM**, 7
- NON-DEROGATION FROM GRANT**
- easements, and, 438, 441
  - leases, and, 351-353
- NON EST FACTUM*, 559
- NORMAN CONQUEST**, 74, 539

**NORTH AMERICAN FREE TRADE AGREEMENT (N.A.F.T.A.)**, 104, 105, 108

**NOTICE**

actual, 534, 535, 542, 554, 556  
 constructive, 171, 382, 384, 445, 535  
 covenants and, 467, 474, 475, 478, 481, 494  
 deeds registration and, 541-543  
 exculpatory clauses and, 382  
 imputed, 535, 536  
 terminate a lease, to, 336, 337, 354, 358, 359, 360

**NOVEL CLAIMS TO PROPERTY**  
*(see also NUMERUS CLAUSUS POLICY)*

concerning land, 63, 64  
 cultural appropriation, 60-63  
 easements and, 435  
 generally, 56-64  
 university degrees, 59, 60

**NOZICK, ROBERT**, 26

**NUISANCE**, 94, 107, 115, 128, 135, 235, 406, 431, 443

**NUMERUS CLAUSUS POLICY** *(see also NOVEL CLAIMS TO PROPERTY)*, 63, 64, 429, 465, 480

**- O -**

**OCCUPANCY THEORY** *(see also POSSESSION)*, 51-54

**OCCUPATION RENT** *(see also PARTITION AND SALE)*

co-owners, as between, 407-409  
 marital property and, 408, 409, 414  
 mortgagee in possession, owed by, 513  
 trespass and, 128

**OCCUPY MOVEMENT**, 456

**OPEN SOURCE SOFTWARE (O.S.S.)**, 426, 427

**OPERATION OF LAW, MEANING OF** *(see also LAW, RULE OF, MEANING OF)*, 207

**OWNERSHIP, MEANING OF** *(see PROPERTY, MEANING OF)*

**OWNERSHIP OF PROPERTY IN CANADA** *(see also INEQUALITY, PROPERTY AND)*, 94, 95, 97

**- P -**

**PART PERFORMANCE, DOCTRINE OF**, 339, 403, 437, 504

**PARTICULAR ESTATE, MEANING OF**, 288

**PARTITION AND SALE**

accounting on, 406, 407  
 Alberta statute law governing, 406, 407  
 contracting out of, 405  
 improvements, claims for on, 407  
 nature of, 403-405  
 occupation rent and, 408, 409, 414  
 origins of, 403, 404  
 ouster and, 408  
 personal property and, 410  
 refusal of order for, 404  
 severance and, 398, 399  
*Statute of Anne*, claims under, on, 406  
 waste and, 406, 407

**PARTNERSHIP ASSETS, CO-OWNERSHIP AND**, 390, 394

**PATENTS**, 9, 41, 51, 57, 58, 61, 91, 92, 102, 148, 495

**PENN CENTRAL TEST**, 106

**PERPETUITIES, RULE AGAINST**

abolition of, 330, 331  
 class gifts and, 322, 325, 326  
 elements of, 321-326  
 examples of limitations concerning, 326-328  
 'if at all', meaning of, as part of, 323-324  
 interests affected by, 321, 322  
 land registration and, 565  
 leases and, 321  
 life in being under,  
     child *en ventre sa mère* as, 324, 327  
     meaning of, 324-326



perpetuity period, calculation of, under, 324-326  
 professional negligence and, 321  
 purposes of, 320  
 reform of, 328-331  
 royal lives clause and, 325  
 stated, 319, 320  
 vesting required by, 322, 323

**PERSONAL COVENANT**, 497, 509-511, 520, 521

**PERSONAL PROPERTY**

adverse possession and, 176, 177  
 chattels, 87, 89, 90, 91, 92  
 chattels personal, 92  
 chattels real and, 91  
 choses in action as, 92, 112, 193, 411, 475, 508  
 choses in possession as, 92, 93, 112  
 co-ownership of, 409-412  
 covenants and, 493-495  
 estates and, 251, 252  
 invalid conditions precedent of, 298, 299  
 real property compared to, 89-92  
 security interests in, 525-527  
 uses, and, 264

**PERSONAL PROPERTY SECURITY LEGISLATION (OR P.P.S.A.)**

accession and, 150, 151  
 fixtures and, 143, 144  
 reform of, 526, 527

**PERSONALITY, PROPERTY IN**, 57

**PERSONHOOD THEORY (see also NATIONHOOD (OR GROUPOOD), PROPERTY AND)**

accession, and, 153  
 adverse possession and, 168  
 chattels, recovery of, and, 90  
 copyright, and, 24  
 covenants and, 461  
 marital property and, 24  
 mortgages and, 499, 513  
 nature of, 18-25  
 residential tenancy law and, 361, 366  
 settled estates and, 216  
 waste and, 212

**PHIPPS v. ACKERS, RULE IN** (*see also* **EARLY VESTING, PREFERENCE FOR**), 293

**PILGRIMAGE OF GRACE**, 262

**PLEDGE**, 376, 500, 524, 527

**PLURALIST ACCOUNT OF PROPERTY RIGHTS**, 54

**POSITIVE COVENANTS**, 474, 478, 479, 480-487

**POSITIVE EXTERNALITIES**, 35, 41, 136, 460

**POSSESSION (see also ADVERSE POSSESSION; FINDERS; OCCUPANCY THEORY)**

Aboriginal title and, 52, 228-232  
 animals, of, 159-161  
*animus* element of, 157  
 bailment and, 371-375  
 basic elements of, 157-159  
 constructive, 158, 159  
*corpus* element of, 157  
 custody, distinguished from, 159  
 easements, and, 434  
 employee, by, 159  
 exclusive, requirement of, in leases, 339-342  
*factum* element of, 157  
 mortgagee, by, 511-514  
 nature of, 155-162  
 pre-possessory right, and, 161, 162  
 prevalence in the law, of, 155-157  
 title, as, 164, 178

**POSSESSORY TITLE (see ADVERSE POSSESSION)**

**POSSIBILITY OF REVERTER, MEANING OF (see also DETERMINABLE INTERESTS)**, 288, 289, 291, 315, 321

**POSTPONEMENT OF LEGAL RIGHT**, 536, 537

**POVERTY IN CANADA**, 94-99

**POWER OF SALE**, 354, 404, 517-519, 525

**POWER, PROPERTY AND**, 27-30

**POWER TO ENCROACH**, 209, 215

**PRECATORY TRUSTS**, 294, 295

**PRECATORY WORDS**, 294, 295

**PRE-POSSESSORY RIGHT**, 161, 162

**PRESCRIPTION**

abolition of, 443

adverse possession, as distinguished from, 442, 443

elements of, 442-446

lost modern grant, by, 446

*nec clam* requirement and, 444, 445

*nec precario* requirement and, 444, 445

*nec vi* requirement and, 444, 445

statute, under, 443, 445, 446

time immemorial, use since, 443, 446

**PRIME NECESSITY, DOCTRINE OF**, 458

**PRIMOGENITURE**, 90, 220, 221, 259, 390

**PRINCIPAL CHATTEL**, 149-153, 375

**PRIORITIES** (*see also* **REGISTRATION OF TITLE; TORRENS TITLE**)

adverse possession and, 165

equitable interests, and, 536, 537

legal interests, and, 532

nature of, 532-537

prior equitable v. subsequent legal, of, 533-535

prior legal v. subsequent equitable, of, 536

**PRIVATE PROPERTY** (*see also* **PROPERTY, MEANING OF**)

case for, 12-55

general nature of, 1-8

multi-variable essentialism and, 7

nominalism, and, 7

single-variable essentialism, and, 7

**PRIVITY OF ESTATE** (*see also* **LEASES; TOUCH AND CONCERN, MEANING OF**), 343-345, 472

**PROFITS À PRENDRE**, 92, 321, 371, 430, 452, 453

**PROPERTY, MEANING OF** (*see also* **OWNERSHIP, MEANING OF**)

definitions of, 1-12

divisions of, 89-94

relationships, as set of, 2

**PROPRIETARY ESTOPPEL**, 369, 441, 442

**PROVING GOOD TITLE**, 537

**PSYCHOLOGY OF OWNERSHIP** (*see* **PERSONHOOD THEORY**)

**PUBLIC DOMAIN**, 62, 88, 422, 425

**PUBLIC POLICY**

*Canadian Charter of Rights and Freedoms* and, 302

covenants and, 462-464, 472, 481, 492

easements and, 438

exculpatory clauses and, 383

meaning of, 295-297

sources of, 301, 302

**PUBLIC PROPERTY**

nature of, 8-9

rights over, 454-456

**PUBLIC ROADS, RIGHTS OVER**, 453, 454

**PUBLIC TRUST DOCTRINE**, 271

**PUFENDORF, SAMUEL VON**, 2, 158

**PUR AUTRE VIE**, 206, 207, 230

**PUR SA VIE**, 206, 207

**PURCHASE, WORDS OF, MEANING OF**, 201

- Q -

**QUASI-EASEMENTS**, 439

**QUIA EMPTORES, STATUTE,**  
80-82, 85, 86, 508

**QUIET ENJOYMENT, COVENANT  
FOR,** 350-353, 363, 421

- R -

**RACIAL AND RELIGIOUS  
DISCRIMINATION** (*see also*  
**COVENANTS; HUMAN RIGHTS  
LEGISLATION, PROPERTY AND;  
LEONARD FOUNDATION TRUST**),  
303-307, 429, 461-464

**RADICAL TITLE,** 12, 225, 232

**RATIONAL WEALTH MAX-  
IMIZER,** 34, 42, 119, 189, 313, 316

**REAL ACTIONS,** 89, 90

**REAL COVENANTS, MEANING  
OF,** 343, 344

**REAL PROPERTY**  
nature of, 89  
personalty, compared to, 89-92

**RECAPTION OF GOODS,** 176, 386

**RECEIVER, APPOINTMENT OF**  
(*see* **MORTGAGES**)

**RECEPTION OF ENGLISH LAW**  
agricultural fixtures, detachment rules  
for, 141  
equitable principles, of, 257  
general principles governing, 82-86  
*Quia Emptores, Statute*, 85, 86  
socage, of, 84, 85

**RECTIFICATION, EQUITABLE  
DOCTRINE OF,** 93, 202, 537, 548, 557

**RE-ENTRY, RIGHT OF, MEANING  
OF** (*see also* **CONDITIONS  
SUBSEQUENT**), 288

**REGISTRATION OF TITLE** (*see also*  
**TORRENS TITLE**)  
advent of, 539-541  
costs of, 55, 56  
deeds registration forms of, 541-543

efficiency, and, 55, 56  
notice system of, 541, 542  
race system of, 541, 542  
race-notice system of, 541, 542  
title registration, systems of, 543-545

**REGULATORY TAKINGS,** 106-108,  
244

**REICH, CHARLES,** 26

**RELICTION,** 132

**RELIGIOUS RESTRICTIONS,  
INTERESTS SUBJECT TO** (*see*  
**HUMAN RIGHTS LEGISLATION,  
PROPERTY AND; LEONARD  
FOUNDATION TRUST; RACIAL  
AND RELIGIOUS  
DISCRIMINATION**)

**REMAINDER, MEANING OF,** 288

**REMEDIAL CONSTRUCTIVE  
TRUSTS,** 278-282, 285, 286

**REMEDIAL RIGHT, MEANING OF,**  
93

**RENT** (*see* **LEASES**)

**RENT CONTROL,** 362, 364-367

**RENTCHARGE,** 92, 337, 397, 430,  
483-484

**RENT-SEEKING,** 296

**REPAIR, LEASEHOLD COVENANT  
FOR** (*see* **LEASES**)

**REPLEVIN,** 386

**REPUGNANCY,** 209, 312, 318

**RESIDENTIAL TENANCY LAW,  
REFORM OF**  
Alberta's approach to, 362-364  
elements of, 341, 342, 361-363  
factors giving rise to, 361  
personhood and, 361, 366  
rent control and, 362, 364-366

**RESTRAINT OF TRADE**, 473, 493, 506

**RESTRAINTS ON ALIENATION**

Aboriginal lands and, 314  
contractual, 315, 318  
covenants and, 317, 318  
critique of rules concerning, 317-319  
disabling, 315  
efficiency and, 313-315  
factors affecting validity of, 315  
forfeiture, 315, 318  
freedom and, 312-315  
functions of rules for, 312-314  
indirect, 316, 473  
mortgages and, 318  
perpetuities and, 331  
promissory, 315  
rules prohibiting, 315-318

**RESTRAINTS ON ANTICIPATION**, 87

**RESTRICTIVE COVENANTS**, 296, 317, 318, 345, 452, 459-467, 469-474

**RESULTING TRUSTS** (*see also* **ADVANCEMENT, PRESUMPTION OF; TRUSTS**)

joint bank accounts and, 411  
nature of, 273-275  
presumption of, 273, 275

**REVERSION, MEANING OF**, 288

**REVERTER, POSSIBILITY OF** (*see* **POSSIBILITY OF REVERTER, MEANING OF**)

**RICE ORDER**, 517

**RIPARIAN RIGHTS** (*see* **WATER**)

**RISK ALLOCATION, PROPERTY RIGHTS AND**, 530, 531, 545, 546, 552

**RUPERT'S LAND** (*see also* **HUDSON'S BAY COMPANY**), 76, 84, 85

- S -

**SCUTAGE**, 76

**SEAL HUNT, PROPERTY RIGHTS, AND**, 65, 155, 161

**SECURITY RIGHTS** (*see also* **MORTGAGES**), 93

**SEISIN** (*see also* **LIVERY OF SEISIN**), 77, 186, 260

**SELDEN, JOHN**, 254, 255

**SELF-HELP**, 165, 176, 177, 363, 386

**SEN, AMARTYA**, 26

**SERJEANTY**, 76, 81, 85

**SERVICES OF TENURE** (*see also* **DIVINE SERVICE; FRANKALMOIGN; KNIGHT SERVICE; SERJEANTY; SOCAGE**), 75-77

**SERVITUDES, MEANING OF** (*see also* **COVENANTS; EASEMENTS; PROFITS À PRENDRE**), 429

**SETTLED ESTATES**, 215-217

**SETTLOR, MEANING OF**, 262

**SEVERANCE** (*see also* **JOINT TENANCY**)

agreement, by, 399-401  
agreement precluding, 402  
bankruptcy, by, 401  
course of dealing, by, 399-401  
declaration, effect of on, 399  
easements and, 397  
equity, in, 399  
failed negotiations, by, 401  
lease, by, 398  
mortgage, by, 397  
murder, by, 402  
operation of law, by, 402  
partial alienation, by, 397  
partition and sale proceedings and, 398, 399  
policy basis underlying, 395, 398, 399  
rentcharge, and, 397  
unilateral action, by, 395-399  
words of, 392

- SHARED OWNERSHIP** (*see* **COMMON PROPERTY**; **CONDOMINIUMS**; **CO-OPERATIVES**; **CREATIVE COMMONS**; **JOINT TENANCY**; **TENANCY IN COMMON**)
- SHORT FORMS OF LEASES LEGISLATION**, 350
- SINGLE-VARIABLE ESSENTIALISM**, 7
- SLAVES, PROPERTY IN**, 58
- SMITH, ADAM**, 31, 215
- SOCAGE**, 76-77, 81, 84-86, 260
- SOURCES OF CANADIAN PROPERTY LAW**, 70-88
- SPECIFIC PERFORMANCE**, 256, 276, 277
- SPECIFICATIO**, 153, 154
- SPENCER'S CASE, RULE IN** (*see also* **PRIVITY OF ESTATE**), 343, 345, 371, 429, 472
- SPES SUCCESSIONIS**, 202
- SQUATTERS' RIGHTS** (*see* **ADVERSE POSSESSION**)
- STALLMAN, RICHARD**, 425, 426
- STANDING, PROPERTY DISPUTES AND**, 66
- STATE LIMITATIONS ON PRIVATE DISPOSITIONS** (*see also* **PERPETUITIES, RULE AGAINST**; **PUBLIC POLICY**; **RACIAL AND RELIGIOUS DISCRIMINATION**; **RESTRAINTS ON ALIENATION**; **UNCERTAINTY, INVALIDITY ARISING FROM**), 295-319
- STATE PROPERTY** (*see* **PUBLIC PROPERTY**)
- STATUS, PROPERTY AND** (*see also* **PERSONHOOD THEORY**), 23
- STEWARDSHIP, PROPERTY AND**, 62, 67, 200, 228
- STORK DERBY**, 29
- STRATA TITLE** (*see* **CONDOMINIUMS**)
- SUB-BAILMENT** (*see* **BAILMENT**)
- SUBINFEUDATION**, 75, 80, 81, 252
- SUBLEASES** (*see* **LEASES**)
- SUBSTITUTION**, 75, 80
- SUBSURFACE, OWNERSHIP OF** (*see also* **MINES AND MINERALS**), 115-123
- SUI GENERIS**, 227, 228, 232, 236, 246, 290, 562
- SUPPORT**  
buildings and, 136, 137  
easement of, 446  
natural right of, 136, 137
- SURRENDER** (*see* **ABORIGINAL PROPERTY RIGHTS**; **INDIGENOUS PROPERTY RIGHTS**; **LEASES**)
- SURVIVORSHIP, RIGHT OF** (*see* **JOINT TENANCY**)
- SYMBOLIC DELIVERY**, 193, 194, 197
- T -
- TAKINGS** (*see also* **CONSTITUTION, PROPERTY RIGHTS AND THE**)  
constructive, 106-109  
nature of, 102, 104, 105  
regulatory, 106-109, 244
- TENANCIES, TYPES OF** (*see also* **LEASES**; **RESIDENTIAL TENANCY LAW, REFORM OF**)  
fixed term, 326

periodic, 326  
 perpetual, 337, 338  
 residential, 361-367  
 sufferance, at, 337  
 will, at, 337  
 years, term of, 90, 336, 436

**TENANCY BY (THE) ENTIRETIES,**  
 387, 390, 391

**TENANCY IN COMMON** (*see also*  
**PARTITION AND SALE**)  
 creation of, 389, 391-394  
 equity's preference for, 391  
 four unities, presence of, 390  
 nature of, 388  
 statutory presumption in favour of, 391  
 termination of, 403-405

**TENANT IN CHIEF (OR IN**  
**CAPITE),** 75, 76, 78, 81

**TENANT IN DEMESNE,** 75, 78

**TENANT-LIKE MANNER,**  
**MEANING OF,** 353

**TENANT'S FIXTURES,** 141-142

**TENURES, DOCTRINE OF,** 74-82

**TENURES, STATUTE OF,** 81, 85, 265

**TERRA NULLIUS,** 52

**TITLE INSURANCE,** 566-568

**TITLE PARAMOUNT,** 352

**TITLE REGISTRATION** (*see*  
**REGISTRATION OF TITLE;**  
**TORRENS TITLE**)

**TOP LEASE,** 321

**TORRENS, ROBERT,** 543, 544

**TORRENS TITLE** (*see also*  
**REGISTRATION OF TITLE**)  
 Aboriginal land rights and, 562-564  
 adverse possession and, 168, 169, 566  
 assurance (insurance) fund under, 545,  
 551  
 benefits of, 546, 547, 548

boundaries and, 169, 566  
 caveats and, 561, 562  
 core structures, 546-549  
 curtain principle and, 547, 549, 560, 566  
 easements and, 560  
 forgery and, 551  
 fraud under, 552-557  
 goals of, 545, 546  
 gratuitous transfers and, 565  
*in personam* claims and, 557-560  
 indefeasibility of title under,  
     deferred, 549-552  
     immediate, 549-551  
 insurance principle of, 547  
 mirror principle of, 56, 546, 560, 561  
 misdescription under, 566  
 net principle of, 547  
 origins of, 543, 544  
 overriding interests under, 548, 560-  
 562, 567  
 personal rights and, 557-560  
 prior certificate of title and, 566  
 substantive validity of documents  
     under, 565  
 unjust enrichment and, 557  
 volunteers, and, 565

**TORT LAW, PROPERTY AND** (*see*  
**CONVERSION; DETINUE; INJURY**  
**TO REVERSIONARY INTEREST;**  
**NUISANCE; TRESPASS**)

**TOUCH AND CONCERN**  
 covenants, in relation to, 472-474, 477,  
 481  
 leases, in relation to, 343

**TRAGEDY OF THE**  
**ANTICOMMONS,** 40-42, 64, 80, 115

**TRAGEDY OF THE COMMONS** (*see*  
*also* **ECONOMIC ANALYSIS OF**  
**PROPERTY LAW**)  
 co-ownership and, 406  
 generally, 34-39  
 mortgages and, 518  
 waste and, 200, 221

**TRANSACTION COSTS** (*see also*  
**ECONOMIC ANALYSIS OF**  
**PROPERTY LAW; EFFICIENCY),**

33, 55, 56, 118, 119, 120, 121, 160, 178, 201, 224, 405, 529

**TREES**, 58, 128, 129, 138, 212, 229, 236, 468, 469

**TRESPASS**, 3, 29, 37, 94, 114-117, 128, 151, 152, 164-168, 175, 179, 182, 183, 229, 231, 236, 257, 337, 339-341, 367, 375, 386

**TRUSTEE, MEANING OF** (*see also* **TRUSTS**), 262

**TRUSTS** (*see also* **BENEFICIARY, MEANING OF; CESTUI QUE TRUST, MEANING OF; CONSTRUCTIVE TRUSTS; EQUITY; RESULTING TRUSTS; SETTLOR, MEANING OF; TRUSTEE, MEANING OF; UNJUST ENRICHMENT; USES; USES, STATUTE OF**)  
 constructive, 276-286  
 express, 272  
 hockey tickets and, 271  
 modern deployment of, 270-272  
 origins of, 258-266  
 resulting, 272-275

- U -

**UNCERTAINTY, INVALIDITY ARISING FROM**  
 covenants and, 492  
 generally, 308-312  
 preventing invalidity due to, 311  
 tests for, 309-311

**UNIVERSITY DEGREES, CLAIMS FOR PROPERTY IN**, 59, 60

**UNJUST ENRICHMENT** (*see also* **CONSTRUCTIVE TRUSTS**)  
 development of current Canadian law, 278-286  
 domestic labour and, 283, 285  
 easements and, 449  
 elements of, 280, 281  
 joint family venture and, 284-286  
 labour theory and, 47, 49, 51, 62  
 licences and, 368

remedies for, 207, 278, 279  
 Torrens title and, 557

**USES** (*see also* **USES, STATUTE OF**)  
 active duties under, 263  
*cestui que use*, under, 258, 261, 262, 263, 264, 267  
 corporations, and, 259, 263  
 curtesy and, 259  
 doctrine of marital unity and, 259  
 dower, and, 259  
 'dry', 263  
 execution of, 261, 263, 264, 265, 266  
 feoffee to uses, 258, 259, 260, 261, 262  
 feoffor to uses, 258, 262  
 functions of, 258-260  
 origins of, 258-260  
 personalty, of, 264  
 'use upon a use' device, and, 264, 265

**USES, STATUTE OF** (*see also* **EQUITY; TRUSTS; USES**)  
 avoidance of, 263, 264, 267  
 exhaustion of, 264-266  
 factors giving rise to, 260, 261  
 incidental effects of, 267, 268  
 operation of, 261, 262  
 personalty and, 264  
 reception of, 266  
 statutory precursors of, 260

**USUAL COVENANTS**, 350, 352

**USUFRUCTUARY RIGHTS**, 114, 131, 232, 252, 453

**UTILITARIANISM** (*see also* **BENTHAM, JEREMY**), 13-17, 34

- V -

**VALIDITY OF CONDITIONS** (*see also* **PERPETUITIES, RULE AGAINST; PUBLIC POLICY; RACIAL AND RELIGIOUS DISCRIMINATION; RESTRAINTS ON ALIENATION; UNCERTAINTY, INVALIDITY ARISING FROM**), 295-331

**VALUE, MEANING OF**, 533, 534

**VENDOR'S LIEN** (*see* **LIENS**)

**VESTED, MEANING OF** (*see also* **EARLY VESTING, PREFERENCE FOR; PHIPPS v. ACKERS, RULE IN**)  
contingent, distinguished from, 291, 292  
early vesting preferred, 292-294, 308  
perpetuities, meaning in relation to, 322, 323  
possession, in, 291

**VILLEINAGE TENURE**, 78

**VOLUNTEERS** (*see also* **GIFTS**), 565

- W -

**'WAIT AND SEE'**  
perpetuities reforms and, 329  
rule against perpetuities and, 323

**WALSH v. LONSDALE, RULE IN**, 339, 437

**WASTE**  
Aboriginal title and, 235  
ameliorating, 211, 212, 235  
co-ownership and, 406, 407  
equitable, 211, 213, 235, 406  
leaseholds, and, 353  
life estates, and, 211-213  
mortgages and, 513  
permissive, 211, 212, 214, 354  
personhood theory and, 212  
tragedy of the commons and, 200, 221

unimpeachable for, 213  
voluntary, 211, 212, 235, 354, 406

**WATER**  
accretion and, 132-134  
*ad medium filum aquae* rule, 129  
boundaries, and, 129-131  
public trust doctrine, and, 271  
riparian rights and, 131, 132

**WELFARE ECONOMICS**, 17, 18

**WHEELDON v. BURROWS, RULE IN**, 438-441

**WIKIPEDIA**, 426

**WILD ANIMALS** (*see* **ANIMALS**)

**WILLS, STATUTE OF, 1540**, 268

**WOMEN** (*see also* **MARITAL UNITY, DOCTRINE OF**)  
poverty, and, 96, 97  
psychology of ownership and, 19

- Y -

**YEARS, TERM OF**, 90, 336, 436

**YOUNG PEOPLE, POVERTY AND**, 96, 97

- Z -

**ZONING**, 93, 125, 460, 461, 492