Cannot Find a Property's PIN, ARN, or Address

Before you submit a property to the MLS® System, verify its address, Property Identification Number (PIN), Assessment Roll Number (ARN), and legal description. You can confirm this information in GeoWarehouse before you submit. If an address search in GeoWarehouse does not return a result, you may need to do more research to find the correct parcel.

1. Ask the Seller for supporting documents

Ask the Seller for documents that can help confirm the property's address and identity, such as:

- A copy of the property title
- A property tax bill
- A utility bill

Use these documents to support your research. An address document may help identify the property, even if it does not show the PIN or ARN.

2. Check GeoWarehouse and MPAC

Search for the property in GeoWarehouse. Check the available MPAC (Municipal Property Assessment Corporation) records.

Cross-reference the address, PIN, ARN, and legal description. Confirm that the information relates to the property you are listing.

If the address does not appear in GeoWarehouse

Try a map search:

1. Find a nearby landmark or main intersection.
2. Move through the map to find the property.
3. Select the correct parcel.
4. Review the parcel details for its PIN and ARN, even if the address is missing.

To confirm you have the correct parcel, compare the Owner Name on the parcel with your Seller's name.

An unsuccessful address search does not always mean the parcel has no PIN.

3. Check if the property is waiting for a separate PIN

Ontario land parcels generally have a PIN. A new condominium unit waiting for registration, or a lot

going through severance, may not have its own separate PIN yet.

Lots pending severance

Use the PIN for the whole parcel while the lot waits for severance and its own PIN. Confirm the property details and legal description before you submit the listing.

Condominium units without individual PINs

If individual unit PINs have not been assigned yet, use the PIN for the parent property (the overall building or parcel).

For a new condominium where interim occupancy has occurred but title has not transferred from the builder, enter 222222222222222 as the ARN.

Use this ARN only in the case described above. Do not use it as a general substitute when you cannot find an ARN.

When the individual unit PIN becomes available, update the listing with the correct information.

4. Never invent a PIN

These placeholder PINs are not acceptable for MLS® listings:

- 000000000
- 123456789
- 111111111

Use a verified PIN. In the cases described above, this includes the correct parent parcel PIN.

5. Get help if the information is still missing

You may still not be able to find or verify the PIN, ARN, or address after you:

- Review the Seller's documents
- Search GeoWarehouse by address and by map
- Check MPAC

If so, ask your brokerage for help. Your local land registry office may also be able to help identify the correct parcel and PIN.

Resolve any discrepancies before you submit the listing. Confirm that the address, PIN, ARN, and legal description accurately identify the property you are listing.

Tips

- An address search with no result does not mean the parcel has no PIN. Try a map search.
- Compare the Owner Name on the parcel with your Seller's name.
- Use 222222222222222 as the ARN only for a new condominium with interim occupancy where title has not transferred from the builder.

- Never use a placeholder PIN such as 000000000, 123456789, or 111111111.

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