



MTE Consultants

1016 Sutton Dr., Unit A, Burlington, Ontario L7L 6B8

November 4, 2024

MTE File No.: 49418-104

Silvano Carlini  
Joe Pace & Sons Contracting Inc.  
100 Wildcat Road  
Toronto, ON M3J 2V4  
E-mail: [silvano@jpacecontracting.ca](mailto:silvano@jpacecontracting.ca)

Dear Silvano:

**RE: Certificate of Substantial Performance**  
**59 Rykert Street, St. Catharines, ON – Unit Bathroom Replacement**

Please find enclosed a copy of the Certificate of Substantial Performance for this project.

Provided no liens have been registered against the property, statutory holdback for the project will become due 60 days after completion of the project. Please forward the following information to us so that we may begin to process the final payment certificate for Release of Holdback:

- Request for Release of Holdback;
- WSIB Clearance Certificate;
- Statutory Declaration;
- Contractor's written warranty and any specialty warranties that exist for the project; and,
- Confirmation of publication of substantial performance.

We have completed regular site reviews throughout the work with the Contractor and Client. We hereby certify that:

1. The work or a substantial part thereof is ready for use and may be used for the purpose intended, and
2. The work is Substantially Performed. The work to be done under the Contract is capable of completion or correction at a cost of not more than \$5,000, which is less than the \$37,366.38 maximum limit required by the Construction Act.

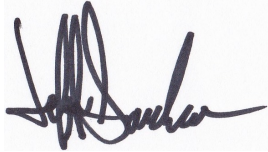
The issuance of this Certificate does not release the Contractor or any Subcontractor from the duty of completing the Work pursuant to the terms of the Contract.

The date of substantial performance defines the start of the warranty period. As such, the warranty will expire on October 25, 2025.

Should you have any questions or concerns, please contact us at (905) 639-2552.

Yours Truly,

**MTE Consultants Inc.**



**Jeff Sarko, B. Arch. Sc**

Project Principal, Building Restoration  
905-639-2552 Ext. 2463

[JSarko@mte85.com](mailto:JSarko@mte85.com)

AFC:axd

Encl. Form 9 Certificate of Substantial Performance

cc: Mario Diano, [mdiano@jpacecontracting.ca](mailto:mdiano@jpacecontracting.ca)

Michael Serianni, [Michael.Serianni@niagararegion.ca](mailto:Michael.Serianni@niagararegion.ca)

Ashmita Chopra, [AChopra@mte85.com](mailto:AChopra@mte85.com)

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**FORM 9**  
**CERTIFICATE OF SUBSTANTIAL PERFORMANCE OF THE**  
**CONTRACT UNDER SECTION 32 OF THE ACT**

*Construction Act*

**Niagara Region**

(County/District/Regional Municipality/Town/City in which premises are situated)

**59 Rykert Street, St. Catharines, Ontario**

(street address and city, town, etc., or, if there is no street address, the location of the premises)

This is to certify that the contract for the following improvement:

**Unit Bathroom Replacement: renovations for 119 bathrooms and 11 powder rooms within a community housing complex**

(short description of the improvement)

to the above premises was substantially performed on **October 25, 2024**

(date substantially performed)

Date certificate signed: **November 4, 2024**



(payment certifier where there is one)

(owner and contractor, where there is no payment certifier)

Name of owner: **Niagara Regional Housing**

Address for service: **1815 Sir Isaac Brock Way, PO Box 1042, Thorold, ON, L2V 4T7**

Name of contractor: **Joe Pace & Sons Contracting Inc.**

Address for service: **100 Wildcat Road, Toronto, ON, M3J 2V4**

Name of payment certifier (where applicable): **MTE Consultants Inc.**

Address: **1016 Sutton Drive, Unit A, Burlington, ON, L7L 6B8**

(Use A or B, whichever is appropriate)

☒ A. Identification of premises for preservation of liens:

**PLAN 3 LOTS 291 TO 292 PT; LOTS 327 TO 32**

(if a lien attaches to the premises, a legal description of the premises, including all property identifier numbers and addresses for the premises)

☐ B. Office to which claim for lien must be given to preserve lien:

(if the lien does not attach to the premises, the name and address of the person or body to whom the claim for lien must be given)