

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

*Construction Act*

Toronto, Ontario, Canada

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

47 Spencer Ave, Toronto, ON, M6K 2K2

(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:

Converting existing garage into 4 residential suites and 1 gym, outdoor patio, bike shed, landscape improvement

(short description of the improvement)

to the above premises was substantially performed on 2024.10.31

(date substantially performed)

Date certificate signed: November 7, 2024

(payment certifier where there is one)

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

Name of owner: Parkdale Apartment Nominee 2 Inc. c/o DMS Property Management Inc

Address for service: 4810 Dufferin St, Toronto, Ontario M3H 5S8

Name of contractor: Torrent Construction Inc

Address for service: 381 McRoberts Ave, York, Ontario M6E4R1

Name of payment certifier (where applicable): Studio Limina Inc.

Address: 180 Shaw Street, Suite 315. Toronto, ON, M6J 2W5

(Use A or B, whichever is appropriate)

☒ A. Identification of premises for preservation of liens:

47 Spencer Ave, Toronto, ON, M6K 2K2; Part of Lots 71 and 72 Registered Plan 431, City of Toronto

(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)