

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

**City of Toronto**

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

**31-35 Four Winds Drive, Toronto, ON**

(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:

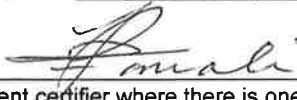
**Garage Column Bases/Beam Repairs**

(short description of the improvement)

to the above premises was substantially performed on **November 13, 2024**

(date substantially performed)

Date certificate signed: **November 14, 2024**



(payment certifier where there is one)

**YCC 54**

**C/O GPM Property Management**

Name of owner: **Inc.**

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

Address for service: **31-35 Four Winds Drive, Toronto, ON**

**Western Building Restoration**

Name of contractor: **Ltd.**

Address for service: **1938 Mattawa Ave. Mississauga, ON. L4X 1K1**

Name of payment certifier (where applicable): **Pancon Engineering Ltd.**

Address: **239 Willowdale Avenue, North York ON M2N 4Z6**

(Use A or B, whichever is appropriate)

☒ A. Identification of premises for preservation of liens:

**31-35 Four Winds Drive, Toronto, ON**

(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, a concise description of the premises, including addresses,  
and the name and address of the person or body to whom the claim for lien must be given)