



November 20, 2024

Applewood Roofing and Sheet Metal Ltd.  
495 Garyray Drive Toronto  
M9L 1P9

**Attention: Luca Babici, Estimating and Project Implementation**

Dear Luca:

**Subject: 339 Albany Ave – Toronto  
Roof Replacement – Certificate of Substantial Performance**

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 publication of Substantial Performance. Receipt of the following information will also be required.

- Invoice for Release of Holdback with:
  - WSIB Clearance Certificate; and Statutory Declaration.
- Confirmation of Publication of Substantial Performance
- Statement of Warranty Form
  - Roofing Manufacturer Warranty Certificate

Upon receipt of the required information, we shall issue a Certificate for Payment for Release of Holdback.


In accordance with the Contract dated May 28, 2024 between the Contractor and the Owner, and on the basis of a joint inspection with the Contractor on November 13, 2024, the Consultant on behalf of the Owner, hereby certifies that:

- 1** The work or a substantial part thereof is ready for use and may be used for the purpose intended; and
- 2** The Contract is deemed complete.

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. The warranty period for this work is 2 years.

Should you have any questions, please do not hesitate to contact us.

Sincerely,

  
Connell Pelow, B.A.S.c  
Building Science Consultant

  
Frances Austria, P.Eng  
Project Manager



A handwritten signature in blue ink, appearing to read 'J. Manuel Estragadinho'.

J. Manuel Estragadinho, B. Tech (Arch.Sci)  
Senior Project Director

Encl. Certificate of Substantial Performance

Dist: KSenyk@loftcs.org  
luca@applewoodroofing.ca

WSP Ref.: CA0011655.2887



**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)

339 Albany Ave, Toronto, ON, M4Y 1A3

(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:

Roof Replacement

(short description of the improvement)

to the above premises was substantially performed on

November 13, 2024

(date substantially performed)

Date certificate signed:

November 20, 2024

WSP Canada Inc.

(Payment Certifier where there is one)

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

Name of owner: LOFT Community Services

Address for service: 15 Toronto Street, 9th Floor, Toronto, ON M5C 2E3

Name of contractor: Applewood Roofing and Sheet Metal Ltd.

Address for service: 459 Garyray Drive Toronto, ON M9L 1P9

Name of payment certifier: WSP Canada Inc.

Address: 25 York Street, Suite 700, Toronto, ON M5J 2V5

(Use A or B, whichever is appropriate)

A. Identification of premises for preservation of liens:

PLAN 535 LOT 19 PT LOTS 20 & 21 RP 63R4572 PART 3 RP 63R4749

(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)

