

Expertise. Insight. Trust.

December 4, 2024

Reference: 2023138



Access Restoration Services Limited

31 Densley Avenue, Toronto, ON M6M 2P5

Attention: Michael Henton, michaelh@arsgem.com
General Manager

SUBSTANTIAL PERFORMANCE

**Subject: PCC 376 c/o ICC Property Management Inc. 95 Trailwood Drive, Mississauga, ON
L4Z 3L2 – Exterior Lighting Replacement**

Pursuant to the request of Access Restoration Service Limited (the Contractor) for Certification of Substantial Performance of the Contract, we have reviewed the progress of the work as of December 4, 2024, and have determined, in accordance with the terms of the contract and the Construction Act, the work is substantially performed.

By copy of this letter and Form 9 Certificate of Substantial Performance (attached), we hereby request that the Contractor have the attached Form 9 Certificate of Substantial Performance published in a Construction Trade newspaper in order for the lien period to commence. The holdback monies will be due and payable upon expiry of the 60-day lien period following the date of publication, provided any liens have been satisfied, discharged, or vacated.

The Contractor is to advise the Consultant and Client of the publication date and provide the Certificate of Publication. The Contractor is also required to forward all of the necessary documentation with the application for release of holdback so that a Certificate of Payment can be issued.

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

Yours very truly,

McGregor Allsop Limited

A handwritten signature in black ink, appearing to read 'Neil Spence'.

Neil Spence, C. Tech.
Director of Electrical Engineering, Building Systems

CC:
ICC Property Management, C/O PCC 376 – Laku Brar, Condominium Manager
Encl.

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

Construction Act

City of Mississauga

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

**ICC Property Management Inc.,
As Agents for and on behalf of PCC 376
95 Trailwood Drive, Mississauga, ON L4Z 3L2**

(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:

Exterior Lighting Replacement

(short description of the improvement)

to the above premises was substantially performed on **December 4, 2024**
(date substantially performed)

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



(payment certifier where there is one)



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

Name of owner: **PCC 376**

Address for service: **95 Trailwood Drive, Mississauga, ON L4Z 3L2**

Name of contractor: **Access Restoration Services Ltd**

Address for service: **31 Densley Avenue, Toronto, ON M6M 2P5**

Name of payment certifier (where applicable): **Neil Spence, C. Tech., McGregor
Allsop Limited**

Address: **1 Concorde Gate, Suite 808, Box 65, Toronto, Ontario M3C 3N6**

(Use A or B, whichever is appropriate)

- ☒ A. Identification of premises for preservation of liens:
**Identification of premises for preservation of liens:
In the City of Mississauga, In the Regional Municipality of Peel, and the Province of Ontario,
Block 178, 179, 180, PLAN 43M-782, Designated as PARTS 1,2,3,4,5,6,7,8,9,10, 11, 12, 13, 14,15, 16, and
17 upon a plan of Survey of Record deposited in the said Land Registry Office as Plan 43R-15579.**

(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)