



December 04, 2024

Mr. Paul Karwowski, Project Manager
Xcel Construction Limited
255 Carrier Drive
Etobicoke, ON M9W 5Y8

Via e-mail: paul@xcelconstruction.ca

Re: Substantial Performance – Localized Garage Roof Slab Repairs at 494 Avenue Road, Toronto

Dear Mr. Karwowski,

Attached is the Certificate of Substantial Performance for the above subject project. Please submit the following documents with your holdback draw:

1. Certificate of Publication;
2. Letter of Warranty for work performed indicating the warranty period as being two (2) years from the date of Substantial Performance of the Work.
3. Statutory Declaration Certificate;
4. WSIB Certificate; and
5. Contractor contact information for warranty purposes.

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

Construction Act

Toronto, Ontario

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

494 Avenue Road, Toronto, 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:

Localized Garage Roof Slab Repairs

(short description of the improvement)

to the above premises was substantially performed on **November 22, 2024**

(date substantially performed)

Date certificate signed: **December 04, 2024**



(payment certifier where there is one)

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

Name of owner: **Westdale Construction Co. Limited**

Address for service: **35 Lesmill Road
Toronto, ON M3B 2T3**

Name of contractor: **Xcel Construction Limited**

Address for service: **255 Carrier Drive, Etobicoke, Ontario M9W 5Y8**

Name of payment certifier (where applicable): **Gillespie Building Consultants Limited**

Address: **156-3085 Kingston Road
Scarborough, ON M1M 1P1**

(Use A or B, whichever is appropriate)

☒ A. Identification of premises for preservation of liens:

**494 Avenue Road
Toronto, Ontario M4V 2J5**

(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)