



December 5, 2024

United Building Restoration Ltd.  
1935 Silicone Drive  
Pickering, ON L1W 3V7

**Attn: Josh Hanek, Senior Project Manager**

**e: josh@ubrl.ca**

Dear Josh,

**Re: 35 Hollywood Avenue, Toronto – Miscellaneous Garage Repairs  
Certificate of Substantial Performance**

In accordance with Section 32 of the Construction Act, we certify that United Building Restoration Ltd. has substantially performed the work at the above noted project on September 27, 2024. A copy of the Certificate of Substantial Performance is attached.

Please submit proof of publication of this Certificate.

Based on this certification and in accordance with Section 31 of the Construction Act, the release of holdback shall be due on November 27, 2024 (61<sup>st</sup> day after publication or completion).

Please arrange for the City's assigned permit reviewer to visit site for their final inspection.

The date of substantial performance defines the start of the warranty period. The warranty period for the work performed as part of this Contract is 2 years, except for the following items as specified or agreed by you:

- Hot Fluid-Applied Rubberized Waterproofing (5 years)
- Elastomeric Vehicular Traffic Coating (5 years)

Please contact us should you have any questions with regard to the above.

Yours truly,

**Synergy Partners Consulting Ltd.**

A handwritten signature in blue ink, appearing to read "Michael New".

Michael New, P.Eng.  
Senior Project Manager  
647-330-3410

A handwritten signature in blue ink, appearing to read "Sam Evangelista".

Sam Evangelista, P.Eng.  
Project Director  
416-358-8149

cc: Erlind Hasko, Property Manager

e: erlind.hasko@fsresidential.com

Attachment: Certificate of Substantial Performance

24TR073D.CSP

FORM 9

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

*Construction Lien Act*

City of Toronto

*(County/District or Regional Municipality/City or Borough of  
Municipality of Metropolitan Toronto in which premises are situate)*

35 Hollywood Avenue, Toronto

*(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:

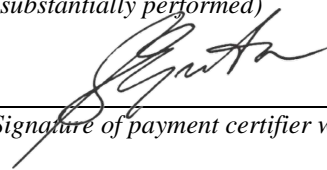
Miscellaneous Garage Repairs

*(short description of the improvement)*

to the above premise was substantially performed on: September 27, 2024

*(date substantially performed)*

Date certificate signed: December 5, 2024

  
*(Signature of payment certifier where there is one)*

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

Name of owner: Toronto Standard Condominium Corporation No. 2172

Address for service: c/o FirstService Residential 35 Hollywood Avenue, Toronto, ON M2N 0A9

Name of contractor: United Building Restoration Ltd.

Address for service: 1935 Silicone Drive, Pickering, ON L1W 3V7

Name of payment certifier: Synergy Partners Consulting Limited

*(where applicable)*

Address: 3200 Dufferin Street, Suite 300, Toronto, Ontario, M6A 3B2

*(Use A or B whichever is appropriate)*

A. Identification of premises for preservation of liens:

Plan No. 2172, Part of Lot 17 Registered Plan 108 and Part of Lot 16 Concession 1

*(where liens attach to premises, reference to lot and plan or instrument registration number)*

B. Office to which claim for lien must be given to preserve lien:

*(where liens do not attach to premises)*