



November 1, 2024

Ostim Ltd  
37-94 Kenhar Drive  
Toronto, ON  
M9L 1N2

**Attention: Muzaffer Aydemir, Director**

Dear Muzaffer:

**Subject: TBSCC 56 – 2260 Sleeping Giant Parkway, Thunder Bay, ON  
EIFS Repair – 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

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

In accordance with the Contract dated July 20, 2022, between the Contractor and the Owner, and on the basis of completed deficiencies reviewed at a joint inspection with the Contractor on October 29, 2024, the Consultant on behalf of the Owner, hereby certifies that:

The work or a substantial part thereof is ready for use and may be used for the purpose intended; and the work is Substantially Performed. The work to be done under the Contract is capable of completion or correction at a cost of not more than the maximum limit required by the Construction Lien Act.

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,

Justin Trinh, B.Eng.  
Building Science Consultant



Cornelia Kong, B.Arch.Sc., BSS  
Project Manager



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

Encl. Certificate of Substantial Performance

Dist: John Falvo, john.falvo@mirabellicorp.com  
Renee Larocque, Renee.larocque@mirabellicorp.com  
Muzaffer Aydemir; muzaffer@ostim.ca  
Jeff Khan, jeff@ostim.ca

WSP Ref.: 211-05043-00



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

*Construction Act*

City of Thunder Bay

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

2260 Sleeping Giant Parkway, Thunder Bay

\_\_\_\_\_  
(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:

EIFS Repair

\_\_\_\_\_  
(short description of the improvement)

to the above premises was substantially performed on

October 29, 2024

\_\_\_\_\_  
(date substantially performed)

Date certificate signed: November 1, 2024

WSP Canada Inc.

\_\_\_\_\_  
(Payment Certifier where there is one)

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

Name of owner: TBSCC 56 c/o Mirabelli Real Estate Corporation

Address for service: 815 Norah Crescent, Thunder Bay ON P7C 5H9

Name of contractor: Ostim Ltd.

Address for service: 37-94 Kenhar Drive, Toronto, ON M9L 1N2

Name of payment certifier: WSP Canada Inc.

Address: 150 Commerce Valley Drive, Thornhill, ON L3T 7Z3

(Use A or B, whichever is appropriate)

A. Identification of premises for preservation of liens:

Thunder Bay Standard Condominium Corporation Plan No. 56 (PINs 62264-0508 & 62264-0520)

\_\_\_\_\_  
(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)