

December 18, 2024

United Building Restoration Ltd.
1935 Silicone Drive Unit 1B (East Entrance)
Pickering, ON L1W 3V7

Attn: Roman Braverman, BAsC, Principal

e: roman@ubrl.ca

Dear Roman,

**RE: 10 & 22 Willowridge Road, Etobicoke – 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 November 30, 2024. A copy of the Certificate of Substantial Performance is attached.

Please submit your invoice for release of holdback and statutory declaration.

Based on this certification and in accordance with Section 31 of the Construction Act, the release of holdback shall be due on 61st day after publication or completion.

Please arrange for the City of Toronto'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 Asphalt Waterproofing – 5 years
- Elastomeric Vehicular Traffic Coating – 5 years and 10 years for PUMA
- Expansion Joint Assemblies – 5 years

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

Yours truly,

Synergy Partners



Patrick Cutten, M.Eng., P.Eng.
Senior Project Manager
416-624-0755



Neel Jivaji, P.Eng.
Project Director
416-358-8037

cc: Stacy Coolman, Director – Construction
cc: Davida Rudolph, Director – Residential

e: scoolman@hr-pm.com
e: drudolph@hr-pm.com

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)*

10 & 22 Willowridge Road, Etobicoke

(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:

Garage Repairs

(short description of the improvement)

to the above premise was substantially performed on: November 30, 2024

(date substantially performed)

Date certificate signed: December 18, 2024



(Signature of payment certifier where there is one)

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

Name of owner: H&R Property Management Limited

Address for service: 3625 Dufferin Street, Suite 409, Toronto, ON M3K 1N4

Name of contractor: United Building Restoration Ltd.

Address for service: 1935 Silicone Drive, Unit 1B (East Entrance)

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:

10 & 22 Willowridge Road, Etobicoke

(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)