

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

*Construction Act*

City of Toronto

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

18 Kenaston Gardens, Toronto, ON M2K 3C7

(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:

Unit 313 Soundproofing Repair

(short description of the improvement)

to the above premises was substantially performed on December 17, 2024

(date substantially performed)

Date certificate signed: January 27, 2025

Patrick Zhang

(payment certifier where there is one)

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

Name of owner: Toronto Standard Condominium Corporation No. 1763

Address for service: c/o Maple Ridge Community Management, 18 Kenaston Gardens, North York, ON M2K 3C7

Name of contractor: Kingsview Management Limited

Address for service: 7291 Victoria Park Avenue, Unit 8, Markham, ON L3R 3A4

Name of payment certifier (where applicable): BEST Consultants Martin Gerskup Architect Inc.

Address: 130-10 Carlson Court, Toronto, ON M9W 6L2

(Use A or B, whichever is appropriate)

☒ A. Identification of premises for preservation of liens:

18 Kenaston Gardens, Toronto, ON M2K 3C7

(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)