

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)*

475 The West Mall

*(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:

Balcony Repairs (Drops 15 and 16)

*(short description of the improvement)*

to the above premise was substantially performed on: December 17, 2024

*(date substantially performed)*

Date certificate signed: January 9, 2025



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

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

Name of owner: YCC 461 c/o 360 Community Management Ltd.

Address for service: 475 The West Mall, Toronto ON M9C 4Z3

Name of contractor: Sterling Restoration and PM Inc.

Address for service: 180 West Beaver Creek Road, Richmond Hill, ON L4B 1L4

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:

YORK CONDOMINIUM PLAN NO. 461, PT LOT 21 2ND CON NORTHERN DIVISION PTS 5, 6, 7 & 8  
66R4935

*(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)*