



January 28, 2025

Joanna Jackson  
Vice President, Sustainability and Innovation  
Minto Properties  
600 – 4101 Yonge Street, Toronto

**CERTIFICATE OF SUBSTANTIAL PERFORMANCE OF THE WORK**

**Energy efficiency project**

**Reference: P2261 – Minto Yorkville**

---

Dear Joanna Jackson,

We hereby notify you that the Work related to all Measures at all the above-mentioned Installations is now complete and all Measures are now in service.

If all Work related to the Project has been completed to your satisfaction, please sign in the space provided below and return a copy within ten (10) days of the date indicated at the beginning of this certificate.

We will notify you shortly regarding the Starting Date for the Monitoring of Savings.

Thank you,

---

Terry Irwin  
Regional Manager, Toronto  
Ecosystem

January 28 2025

---

Date

---

Joanna Jackson  
Vice President, Sustainability and Innovation  
Minto Properties

February 7, 2025

---

Date

\*Terms capitalized in the text have the meaning attributed in the Contract documents.

**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)

61 Yorkville Avenue, Toronto, ON, M5R 1B7

(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:

Energy efficiency project and chiller replacement

(short description of the improvement)

to the above premises was substantially performed on January 29, 2025

(date substantially performed)

Date certificate signed: January 29, 2025

(payment certifier where there is one)

*Joanna Jackson*

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

Name of owner: Minto Aparment LP

Address for service: 200 - 180 Kent Street, Ottawa, ON, K1P0B6

Name of contractor: Ecosystem Energy Services Inc.

Address for service: 910 - 9 King Street East, Toronto, ON, M5C1B5

Name of payment certifier (where applicable): \_\_\_\_\_

Address: \_\_\_\_\_

(Use A or B, whichever is appropriate)



A. Identification of premises for preservation of liens:

61 Yorkville Avenue, Toronto, ON, M5R 1B7

(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)

## Minto 61 Yorkville

Based on the certificate contract budget amount of  
the following is our calculation in support of our application

**\$2,998,700.00**

Original contract value	<b>\$2,998,700.00</b>
Approved changes to date	<b>\$0.00</b>
Total Revised Contract Value	<b>\$2,998,700.00</b>

### A. Outstanding work allowed

3% of the first 1,000,000.00	\$30,000.00
2% of the next 1,000,000.00	\$39,974.00
1% of the contract balance	\$9,987.00
<b>A. TOTAL ALLOWABLE</b>	<b>\$79,961.00</b>

### B. Deferred Work (pending changes)

**B. TOTAL** **\$0.00**

### C. Total Billed to Date

1. Total Billed to 2024-01-29	<b>\$2,940,500.00</b>
<b>C. TOTAL</b>	<b>\$2,940,500.00</b>

### D. Total work to be completed (see F-32 file)

Unbilled Contract Balance	\$58,200.00
Less unused value in B	\$0.00
<b>D. TOTAL</b>	<b>\$58,200.00</b>

As amount "D" is less than amount "A", the project shall be deemed substantially performed.

The balance of outstanding work is presently being carried out as permitted by weather and phasing.  
Please issue a Certificate of Substantial Performance in order that we can publish same in the Daily  
Commercial News.