

February 10, 2025

Edge Group Ltd.  
155 Regina Road, Unit 4  
Vaughan ON  
L4L 8L9

**Attn: Ward Steven, Project Manager**

Email: ward@edgegrouppltd.com

**Re: 4900 Yonge Street, Toronto – 2024 Exterior Wall Repairs**  
**Certificate of Substantial Performance**

Sense Project No. 21tR078G

Dear Ward,

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 the completion of the project. Receipt of the following information will also be required:

- WSIB Clearance Certificate;
- Statutory Declaration; and
- Request for Release of Holdback.

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

In accordance with the Contract dated June 17, 2024, between the Contractor and the Owner, the Consultant on behalf of the Owner, and on the basis of a joint inspection with the Contractor on January 31, 2025, hereby certifies that:

1. The work or a substantial part thereof is ready for use and may be used for the purpose intended;  
  
and
2. The Contract is deemed completed. The work to be done under the Contract is capable of completion or correction at a cost of not more than \$5,500, which is less than the \$6,033.28 maximum limit required by the Construction 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. All aspects of the work have a 2-year warranty.

Should you have any questions, please do not hesitate to contact us.

Yours Truly,  
**Sense Engineering**



**Gauss Wong**, P.Eng.  
Project Manager (647) 985-5846



**Bill Sullivan**, B.Eng., P.Eng.  
Project Principal (905) 490-8036



**Haneefah Bakare**, B.Eng.  
Project Associate (519) 992-7553

cc: Arslan Shabbir, Maple Leaf Property Management  
Jeysan Ravindran, Maple Leaf Property Management

Email: [ashabbir@mlpm.com](mailto:ashabbir@mlpm.com)  
Email: [jravindran@mlpm.com](mailto:jravindran@mlpm.com)

**Attachments:**

1. Certificate of Substantial Performance



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

*Construction Act*

The City of Toronto

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

4900 Yonge Street, Toronto

(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:

Exterior Wall Repairs

(short description of the improvement)

to the above premises was substantially performed on January 31, 2025  
(date substantially performed)

Date certificate signed: February 10, 2025



(payment certifier where there is one - signature required)

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

Name of owner: MLP Management Limited Partnership

Address for Service: 4900 Yonge Street, Toronto, ON M2N 6A4

Name of Contractor: Edge Group Ltd.

Address for Service: 155 Regina Road, Unit 4, Vaughan, ON L4L 8L9

Name of payment certifier (where applicable): Sense Engineering (GTA) Ltd.

Address: 15-10 Greensborough Village Circle, Markham, ON L6E 1M4

(Use A or B, whichever is appropriate)

- ☒ A. Identification of premises for preservation of liens:  
ALL OF PIN 10144-0010 (LT), BEING ALL OF LOTS 235, 342, TO 352 BOTH INCLUSIVE AND PART OF LOTS 233, 234, 236 TO 244 BOTH INCLUSIVE 341, 356 TO 364 BOTH INCLUSIVE, AND PART OF BURNDAL AVENUE (STOPPED UP AND CLOSED BY BY-LAW 25772) AND PART OF LANE ADJACENT TO LOTS 236 AND 349 (STOPPED UP AND CLOSED BY BY-LAW 25772), REGISTERED PLAN M-407, CITY OF TORONTO, FORMERLY CITY OF NORTH YORK, DESIGNATED AS PARTS 3, 4, 8, 9, 10 AND 11, PLAN 66R-7551

(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)