



Form 9

Construction Act

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

City of Toronto

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

109 Jameson Avenue, Toronto

(Street address and city, town, etc., or , it there is no street address, the location of the premises)

This is to certify that the contract for the following improvement:

Window Replacement

(short description of the improvement)

to the above premises was substantially performed on

January 12, 2025

(date substantially performed)

Date certificate signed: February 13, 2025

Tyson Noce
(signature of payment certifier where there is one)

Tyson Noce, P.Eng.

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

Name of owner: Pacific Reach Properties Development c/o Briarlane Property
Management Inc.

Address for Service: 85 Spy Ct, Markham, ON L3R 4Z4

Name of contractor: Regal Aluminum Windows and Railings

Address for service: 177 Drumlin Cir, Concord, ON L4K 3E7

Name of payment certifier: NoVi Engineering

(where applicable)

Address: 5401 Eglinton Avenue W, Suite 207, Toronto, Ontario M9C 5K6

(Use A or B whichever is appropriate)

A. Identification of premises for preservation of liens:

109 Jameson Avenue, Toronto ON

(where liens attach to premises, reference to lot and plan or instrument registration number)

B. Office to which claim for lien and affidavit must be given to preserve lien:

(where liens do not attach to premises)