

**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)

**4169 Bathurst Street, Toronto, Ontario**

(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:

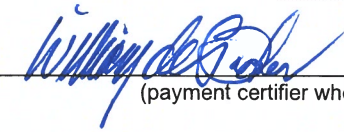
**Window Repair Project – John Bales House at 4169 Bathurst Street**

(short description of the improvement)

to the above premises was substantially performed on **February 11, 2025**

(date substantially performed)

Date certificate signed: **February 13, 2025**



(payment certifier where there is one)

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

Name of owner: **City of Toronto**

**City Clerk's Office, Toronto City Hall, 13<sup>th</sup> floor West, 100 Queen Street West,**

Address for service: **Toronto, Ontario M5H 2N2**

Name of contractor: **Phoenix Restoration Inc.**

Address for service: **1100 Burns Street East, Whitby, Ontario L1N 6M6**

Name of payment certifier (where applicable): **Spencer R. Higgins, Architect Incorporated**

Address: **Suite 215 – 720 King Street West, Toronto, Ontario M5V 2T3**

(Use A or B, whichever is appropriate)



A. Identification of premises for preservation of liens:

(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:

**Claims for Lien are to be submitted to the Clerk of the City of Toronto electronically as directed at [www.toronto.ca/liens](http://www.toronto.ca/liens). PIN 10185-1110 (LT) - John Bales House in Earl Bales Park, 4169 Bathurst Street, Toronto.**

(if the lien does not attach to the premises, a concise description of the premises, including addresses,  
and the name and address of the person or body to whom the claim for lien must be given)