

Certificate of Substantial Performance



February 26, 2025

Niagara Regional Housing
1815 Sir Isaac Brock Way
PO BOX 344
Thorold, ON L2V 3Z3

Attention: Mr. Jeff Davis

Re: Exterior Heritage Restoration Project Capital Upgrades for
Niagara Regional Housing
5017 Victoria Avenue, Niagara Falls, ON
MZE File No: 23-06

In accordance with the requirements of the construction Lien Act, we have prepared a Certificate of substantial Performance dated February 26, 2025, for the above project. A copy is enclosed. Enclosed also, please find the contractor's email dated February 25, 2025, indicating that the value of work falls within the value allowed under the terms of the Construction Lien Act. Upon verification by the contractor that the certificate has been published in the Daily Commercial News, we will issue a Statement of Substantial Performance for "Payment Now Due" to the contractor.

The statutory 60-day lien period will commence the day following the date on which the Certificate of Substantial Performance is published.

Following expiration of the lien period, the contractor will be entitled to payment of the 10% Holdback on the 61st day. Our Certificate for Release of the Holdback will be included with our Statement of substantial Performance.

We have had no indications of any liens having been registered against the property as a result of this contract. We would, however, recommend that your solicitor carry out a title search on the 60th day and advise you and this office accordingly of their findings.

We would further recommend that you contact your insurance broker and notify them that this contract is complete and arrangements be made to place the proper insurance coverage on the project.

Yours very truly,

A handwritten signature in black ink, appearing to read "Aaron Humphreys", is written over a light blue horizontal line.

Aaron Humphreys

cc: Robyn Tyerman – Robertson Restoration
Henry Forget – Robertson Restoration

96 Church Street / St. Catharines / ON / L2R 3C8
905.685.8467

info@mzearchitects.com
www.mzearchitects.com

Certificate of Substantial Performance



of the Contract Under Section 32 of the Construction Lien Act, 1983

Regional Municipality of Niagara

(County/District, or Regional Municipality)

5017 VICTORIA AVENUE, NIAGARA FALLS, ON

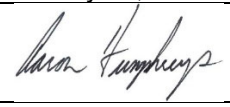
(Street address and city, town, etc.)

**This is to certify the contract for the following improvement:
to provide all labour, materials, tools, equipment and supervision required to complete:**

EXTERIOR HERITAGE RESTORATION PROJECT – CAPITAL UPGRADES FOR NIAGARA REGIONAL HOUSING

(Short description of the improvement)

to the above premises was substantially performed on February 25, 2025

Date certificate signed: February 26, 2025 
MZE architecture + design inc

Name of Owner: NIAGARA REGIONAL HOUSING

Address for Service: Campbell east entrance,
1815 Sir Isaac Brock Way, Thorold, ON L2V 3Z3

Name of Contractor: ROBERTSON RESTORATION

Address for Service: P.O. Box 1660. Brantford, Ontario N3T 5V7

Name of Payment
Certifier: MZE architecture + design inc.

Address: 96 Church Street, St. Catharines, Ontario, L2R 3C8

(Use A or B whichever is appropriate)

A. Identification of premises for preservation of Liens:

PLAN 1002 PT BLK 06

(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)

Distribution: Jeff Davis – Niagara Regional Housing
RobynTyerman – Robertson Restoration

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