

FORM 6
CERTIFICATE OF SUBSTANTIAL PERFORMANCE OF THE
CONTRACT UNDER SECTION 32 OF THE ACT

Construction Lien Act

City of Toronto

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

234 Simcoe Street

(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:

Overhead Garage Doors work for Artist Alley Condominiums, 234 Simcoe Street
(short description of the improvement)

to the above premises was substantially performed on January 16, 2025
(date substantially performed)

Date certificate signed: March 11, 2025

(payment certifier where there is one)



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

Name of owner: Lanterra 234 Simcoe Realty Limited

Address for service: 2811 Dufferin Street, Toronto, Ontario M6B 3R9

Name of contractor: Begley Overhead Doors Limited

Address for service: 145 Heart Lake Road South, Brampton Ontario L6W 3K3

Name of payment certifier (where applicable): _____

Address: _____

(Use A or B, whichever is appropriate)

☒ A. Identification of premises for preservation of liens:

See Attached Legal Description of Premises

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

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

(where liens do not attach to premises)

LEGAL DESCRIPTION OF 234 SIMCOE STREET, TORONTO PREMISES

PIN: 21207 - 0025 LT

Description: PT LT 16 AND 17 EAST SIDE OF PATRICK STREET (FORMERLY DUMMER STREET), PLAN 1, 49 OR 55 TORONTO, DESIGNATED AS PART 2 ON PLN 66R-27120. CITY OF TORONTO

Address: TORONTO

PIN 21207 - 0224 LT

Description PART OF LOT 18, EAST SIDE OF ST. PATRICK STREET (FORMERLY DUMMER STREET), PLAN 1, 49 OR 55, DESIGNATED AS PARTS 5 AND 7, PLAN 66R-34343; CITY OF TORONTO

Address TORONTO

PIN 21207 - 0226 LT

Description PART OF LOT 14, WEST SIDE OF SIMCOE STREET (FORMERLY WILLIAM STREET), PLAN 1, 49 OR 55, DESIGNATED AS PARTS 25 AND 26, PLAN 66R-34343; CITY OF TORONTO

Address TORONTO

PIN 21207 - 0225 LT

Description PART OF LOTS 14, 15, 16, 17 AND 18, WEST SIDE OF SIMCOE STREET (FORMERLY WILLIAM STREET), PLAN 1, 49 OR 55, PART OF LOTS 14, 16 AND 17, EAST SIDE OF ST. PATRICK STREET (FORMERLY DUMMER STREET), PLAN 1, 49 OR 55 AND PART OF LOTS 1, 2, 3, 4, 4A, 5, 5A AND 6, PLAN 320E, DESIGNATED AS PARTS 6, 8, 10, 11, 16, 17, 22, 23, 24, 29 AND 30, PLAN 66R-34343; CITY OF TORONTO

Address TORONTO

PIN 21207-0223 LT

PART LOT 18 E/S DUMMER STREET PLAN 1-49-55 TORONTO; PART LOT 19 E/S DUMMER STREET, PART LOT 18 W/S WILLIAM STREET PL 1-49-55 TORONTO, BEING PART 1 ON PLAN 66R31670; TOGETHER WITH AN EASEMENT OVER PARTS 2, 3, 4 & 5 ON PLAN 66R31670 AS IN AT5170792; SUBJECT TO AN EASEMENT OVER PART 1 ON PLAN 66R31670 IN FAVOUR OF PARTS 2, 3, 4 & 5 ON PLAN 66R31670 AS IN AT5170770; CITY OF TORONTO

Address TORONTO