

**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)

100 Pembroke Street, Toronto, ON M5A 3Z1

(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:

Hydro Vault Repairs

(short description of the improvement)

to the above premises was substantially performed on January 13, 2025

(date substantially performed)

Date certificate signed: March 4, 2025



(payment certifier where there is one)

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

Name of owner: Pembroke Properties Inc.

Address for service: 1408 - 170 The Donway West, North York, Ontario, M3C 2E8

Name of contractor: United Building Restoration Ltd.

Address for service: 1B - 1935 Silicone Drive, Pickering Ontario L1W 3V7

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

Address: 2235 Sheppard Ave. E, Suite 1100, North York ON M2J 5B5

(Use A or B, whichever is appropriate)

- ☒ A. Identification of premises for preservation of liens:  
100 Pembroke Street, Toronto, ON M5A 3Z1

(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)