

March 18, 2025

Armour Restoration  
17 Advance Road, Unit B  
Toronto ON  
M8Z 2S6

**Attn: Alex Pilarski**

Email: alex@armourrestoration.ca

**Re: Portland Park Village, 550 Front Street West, Toronto – Townhouse Leakage Repairs**  
**Certificate of Substantial Performance**

Sense Project No. 24tR113B

Dear Alex,

Please find enclosed a copy of the Certificate of Substantial Performance for this project.

Provided no liens have been registered against the property, statutory holdback for the project will become due 60 days after the completion of the project. Receipt of the following information will also be required:

- WSIB Clearance Certificate;
- Statutory Declaration;
- Request for Release of Holdback; and
- Confirmation of substantial performance publication.

Upon receipt of the required information, we shall issue a Certificate for Payment for Release of Holdback.

In accordance with the Contract dated November 19, 2024 between the Contractor and the Owner, the Consultant on behalf of the Owner, and on the basis of a joint inspection with the Contractor on January 10, 2025, hereby certifies that:

1. The work or a substantial part thereof is ready for use and may be used for the purpose intended,  
  
and
2. The work is Substantially Performed. The work to be done under the Contract is capable of completion or correction at a cost of not more than \$1,000, which is less than the \$1,377.15 maximum limit required by the Construction Act.

The issuance of this Certificate does not release the Contractor or any Subcontractor from the duty of completing the Work pursuant to the terms of the Contract.

The date of substantial performance defines the start of the warranty period. All aspects of the work have a 2-year warranty.

Should you have any questions, please do not hesitate to contact us via phone or email.

Yours Truly,  
**Sense Engineering**



**Dan Hayes**, P.Eng.  
Project Manager



**Bill Sullivan**, P.Eng.  
Project Principal

*Attachments:*

1. Certificate of Substantial Performance

cc: Daniel Goldenberg

Email: [daniel.goldenberg@themeritusgroup.ca](mailto:daniel.goldenberg@themeritusgroup.ca)



**FORM 9**  
**CERTIFICATE OF SUBSTANTIAL PERFORMANCE OF**  
**THE CONTRACT UNDER SECTION 32 OF THE ACT**

*Construction Act*

Toronto

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

550 Front Street West

\_\_\_\_\_  
(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:

Townhouse Leakage Repairs

\_\_\_\_\_  
(short description of the improvement)

to the above premises was substantially performed on January 10, 2025  
(date substantially performed)

Date certificate signed: March 18, 2025



\_\_\_\_\_  
(payment certifier where there is one - signature required)

\_\_\_\_\_  
(owner and contractor, where there is no payment certifier -  
signatures required)

Name of owner: MTCC No. 1371 c/o The Meritus Group Management Inc.

Address for Service: 125 Norfinch Drive, Suite 203, North York, ON M3N 1W8

Name of Contractor: Armour Restoration

Address for Service: 17 Advance Rd Unit B, Toronto ON M8Z 2S6

Name of payment certifier (where applicable): Sense Engineering Ltd

Address: 15-10 Greensborough Village, Markham, ON L6E 1M4

(Use A or B, whichever is appropriate)

- ☐ A. Identification of premises for preservation of liens:  
**LOT 1 PLAN MX-94 PT LOTS 2, 3, 18 AND 19, PARTS 1, 5, 6, 7, 9, 10, 11, 12, 15  
17 AND 18 PLAN 66R-19008**

(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)