

**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)

19 Green Belt Drive, North York ON M3C 1L0 - Property Pin: 10135 - 0327 (LT)

(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:

Interior Renovations - North Building

(short description of the improvement)

to the above premises was substantially performed on January 9th, 2025

(date substantially performed)

Date certificate signed: March 27th, 2025

POI Business Interiors

(payment certifier where there is one)

  
Helen Kostuch

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

Name of owner: Janssen, Inc.

Address for service: 19 Green Belt Drive, North York, ON M3C 1L9

Name of contractor: mform Construction Group Inc.

Address for service: 80 North Queen Street, Suite 200, Etobicoke, ON M8Z 2C9

Name of payment certifier (where applicable): POI Business Interiors

Address: 3389 Steeles Avenue East, Unit 120, P.O.Box #19, North York, ON M2H 3S8

(Use A or B, whichever is appropriate)



A. Identification of premises for preservation of liens:

Janssen, Inc., 19 Green Belt Drive, North York, ON M3C 1L9

(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)