

**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)

21 Hillcrest Avenue, Toronto, ON

(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:

Modernization of Elevators

(short description of the improvement)

to the above premises was substantially performed on February 20, 2025

(date substantially performed)

Date certificate signed: March 22, 2025

*M. Morgenstern*

(payment certifier where there is one)

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

Name of owner: Toronto Standard Condominium Corporation No. 1582

Address for service: 21 Hillcrest Avenue, Toronto, ON M2N 7K2

Name of contractor: Element Elevator's Inc.

Address for service: 9 - 155 West Beaver Creek Road, Richmond Hill, ON L4B 1E1

Name of payment certifier (where applicable): Michael Morgenstern

Address: PO Box 26 - North York STN Don Mills, Toronto, ON M3C 2R6

(Use A or B, whichever is appropriate)

☒ A. Identification of premises for preservation of liens:

21 Hilcrest Ave Toronto ON

(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)