

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

Pickering, ON

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

1435 Celebration Dr, Pickering, 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:

Elevator Installment

(short description of the improvement)

to the above premises was substantially performed on April 11, 2025
(date substantially performed)

Date certificate signed: April 30, 2025

(payment certifier where there is one - signature required)

Andrew Luedel
(owner and contractor, where there is no payment certifier - signatures required)

Name of owner: Universal City Three Developments

Address for service: 150 Ferrand Drive Suite 801 Toronto, ON

Name of contractor: Delta Elevator Company Ltd.

Address for service: 509 Mill Street Kitchener, ON

Name of payment certifier (where applicable): _____

Address: _____

(Use A or B, whichever is appropriate)

☐ A. Identification of premises for preservation of liens:

150 Ferrand Drive Suite 801 North York, 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)