

**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)

**10 Garnett Janes Road, Etobicoke, Ontario, M8V 3Z2 &**

**20 Garnett Janes Road, Etobicoke, Ontario, M8V 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:

**Proposed Parking Garage Drain Repair Work**

(short description of the improvement)

to the above premises was substantially performed on **April 30, 2025**

(date substantially performed)

Date certificate signed: **May 13, 2025**



(payment certifier where there is one)

**Lakeshore Gardens Co-operative  
Homes Inc. & Robert Cooke Co-  
operative Homes Inc.**

Name of owner:

**10 Garnett Janes Road, Suite 1300, Etobicoke, Ontario, M8V 3Z2 &**

Address for service: **20 Garnett Janes Road, 13<sup>th</sup> Floor, Etobicoke, Ontario, M8V 3Z1**

Name of contractor: **Platnar & Son Plumbing Ltd.**

Address for service: **1020 Deta Rd., Mississauga, ON L5E 2R5**

Name of payment certifier (where applicable): **CMS Building Consultants Inc.**

Address: **100 Dynamic Drive, Unit 10, Scarborough, Ontario, M1V 5C4**

(Use A or B, whichever is appropriate)

☒ A. Identification of premises for preservation of liens:

**10 Garnett Janes Road, Etobicoke, Ontario, M8V 3Z2**

**& 25 BRADHAM PATH 250 NINTH ST PLAN 1101 PT PCL 1-1-19 RP 66R16367 PARTS 13-23**

**20 Garnett Janes Road, Etobicoke, Ontario, M8V 3Z1**

**& 45 ETTA WYLIE RD 22 BRADHAM PATH PLAN 1101 PT PCL 1-1-19 RP 66R16367 PARTS 8-12**

(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, a concise description of the premises, including addresses,  
and the name and address of the person or body to whom the claim for lien must be given)