

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

City of Kitchener, Regional Municipality of Waterloo
(County/District/Regional Municipality/Town/City in which premises are situated)


105 Holborn Drive, Kitchener, ON N2A 2E3
(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:
Renovation and upgrades to all residential units and common areas within a 6-unit residential apartment
(short description of the improvement)

to the above premises was substantially performed on April 2/2025
(date substantially performed)

Date certificate signed: May 15, 2025

(payment certifier where there is one - signature required)

Signed by:  DocuSigned by:
5E1E7F7B26C6489... B6EB0E10984D481...
(owner and contractor, where there is no payment certifier - signatures required)

Name of owner: Albert Giannone

Address for service: 44 Lakeview Boulevard, Little Britain, L9L1B6

Name of contractor: Proximity Developments Ltd.

Address for service: 271 The East Mall, Etobicoke, ON, M9B 3Z1

Name of payment certifier (where applicable): N/A

Address: N/A

(Use A or B, whichever is appropriate)

☒ A. Identification of premises for preservation of liens:
LT 5 PL 1216 KITCHENER; S/T 347328; KITCHENER, PIN 2250-0013 (LT)
(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)