

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

Mississauga

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

2881 Windwood Drive, Mississauga

(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:

Window and patio door replacements for Units 1–86, excluding localized patio door replacements as outlined in the contract documents

(short description of the improvement)

to the above premises was substantially performed on May 16, 2025

(date substantially performed)

Date certificate signed: May 23, 2025



Matthew Foster, P.Eng., BSS

(payment certifier where there is one)

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

Name of owner: Peel Condominium Corporation No. 134

Address for Service: c/o Maple Ridge Community Management, 5753 Coopers Avenue,
Mississauga, ON L4Z 1R9

Name of contractor: 2240438 Ontario Inc. O/A Crystal Windows and Doors

Address for service: 489 Highcliffe Drive, Thornhill, ON L4J 8L3

Name of payment certifier: Brown & Beattie Ltd.

(where applicable)

Address: 588 Edward Avenue, Unit 49, Richmond Hill, ON, L4C 9Y6

(Use A or B, whichever is appropriate)

☒ X

A. Identification of premises for preservation of liens:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Mississauga, in the Regional Municipality of Peel (formerly in the Township of Toronto, in the County of Peel) being composed of Block J, as shown on a Plan of Subdivision filed in the Land Registry Office for the Land Titles Division of Peel (No. 43) at Bampton, as Plan M-42.

(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:

Owner's Address for Service

(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)