

Construction Lien Act

**CERTIFICATE OF SUBSTANTIAL PERFORMANCE
OF THE CONTRACT UNDER SECTION 32 OF THE ACT**

City of Toronto

*(Country/ District or Regional Municipality/ City or Borough of
Municipality of Metropolitan Toronto in which premises are situate)*

91 Spencer Avenue, Toronto, Ontario, M6K 2K5

(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 Interior Refurbishment at the Ground Floor

(short description of the improvement)

to the above premises was substantially performed on May 26, 2025

(date substantially performed)

Date certificate signed: May 26, 2025



KCW ENGINEERS GROUP

(payment certifier where there is one)

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

Name of owner: 91 Spencer Avenue Co-operative Homes Inc.

Address for service: 91 Spencer Avenue, Toronto, Ontario, M6K 2K5

Name of Contractor: CSBI Group Ltd.

Address for service: 58 Carnforth Road, Toronto, Ontario, M4A 2K7

Name of payment certifier: KCW ENGINEERS GROUP

(where applicable)

Address: 300-8555 Woodbine Avenue, PMB #188, Markham, ON, L3R 4X9

(Use A or B whichever is appropriate)

A. Identification of premises for preservation of liens:

91 Spencer Avenue, Toronto, Ontario, M6K 2K5

(where liens attach to premises, reference to lot and plan or instrument registration number)

B. Office to which claim for lien and affidavit must be given to preserve lien:

(where liens do not attach to premises)