

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

City of Pickering

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

1435 Celebration Dr., Pickering, On L1W 0C4

(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:

Painting and Wall Covering at Universal City Three


(short description of the improvement)

to the above premises was substantially performed on March 18, 2025

(date substantially performed)

Date certificate signed: May 28, 2025

(payment certifier where there is one)

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

Name of owner: Universal City Three Developments Inc.

Address for service: 1435 Celebration Dr, Pickering

Name of contractor: Reliable Painters & Decorators Ltd

Address for service: 211 Burnhamthorpe Rd. W, Oakville On, L6M 4K5

Name of payment certifier (where applicable): \_\_\_\_\_

Address: \_\_\_\_\_

(Use A or B, whichever is appropriate)

☒ A. Identification of premises for preservation of liens:

150 Ferrand Dr, Suite 801, Toronto

(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)