



June 2, 2025

Viana Roofing & Sheet Metal Limited
74 Advance Road
Toronto, ON M8Z 2T7

Attn: Joe Flores, Sr. Estimator

e: joe@vianaroofting.com

Dear Joe,

**RE: 77 Avenue Road, Toronto – Penthouse Terrace Roof Replacement
Certificate of Substantial Performance**

In accordance with Section 32 of the Construction Act, we certify that Viana Roofing & Sheet Metal Limited has substantially performed the work at the above noted project on May 16, 2025. A copy of the Certificate of Substantial Performance is attached.

Please submit your invoice for release of holdback, statutory declaration, and proof of publication of this Certificate.

Based on this certification and in accordance with Section 31 of the Construction Act, the release of holdback shall be due on 61st day after publication or completion.

The date of substantial performance defines the start of the warranty period. The warranty period for the work performed as part of this Contract is 2 years, except for the following items as specified or agreed by you:

- 10 years – Section 07 52 00.2 Modified Bituminous Roofing Membrane (Protected)

Please contact us should you have any questions with regard to the above.

Yours truly,

Synergy Partners Consulting Ltd.

A handwritten signature in blue ink, appearing to read "A. Balicki".

Adam Balicki, P.Eng.
Project Manager
905-606-0747

A handwritten signature in blue ink, appearing to read "Blair Gamracy".

Blair Gamracy, B.Arch.Sci., RRO
Project Director
647-267-4390

cc: Tony Szymanski, Crossbridge

e: hazeltonlanes@rogers.com

Attachment: Certificate of Substantial Performance

23TR147F.CSP

FORM 9

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

Construction Lien Act

Toronto

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

77 Avenue Road, Toronto

(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:

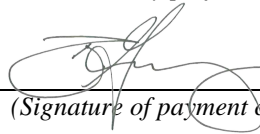
Penthouse Terrace Roof Replacement

(short description of the improvement)

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

(date substantially performed)

Date certificate signed: June 2, 2025



(Signature of payment certifier where there is one)

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

Name of owner: MTCC 985

Address for service: 77 Avenue Road, Toronto, ON M5R 3R8

Name of contractor: Viana Roofing & Sheet Metal Limited

Address for service: 74 Advance Road, Toronto, ON M8Z 2T7

Name of payment certifier: Synergy Partners Consulting Limited
(where applicable)

Address: 3200 Dufferin Street, Suite 300, Toronto, Ontario, M6A 3B2

(Use A or B whichever is appropriate)

A. Identification of premises for preservation of liens:

METROPOLITAN TORONTO CONDOMINIUM PLAN NUMBER 985 ; PT LTS 3 & 4 PL 302 YORK, PT LT
2 PL 289 YORK, PTS 2, 11 TO 16, 21 TO

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

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

(where liens do not attach to premises)