

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

*Construction Act*

**City of Toronto**

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

**40 University Avenue Toronto, ON M5J 1T1**

.....  
(street address and city, town, etc., or, if there is no street address, the location of the premises)

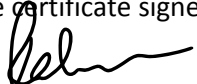
This is to certify that the contract for the following improvement:

**Selective demolition of existing tenant premises on the ground floor, 2nd floor stairwell & basement, as well as new façade work, entrances, ramp, podium and public washrooms.**

.....  
(short description of the improvement)

to the above premises was substantially performed on **June 25th, 2021**  
.....  
(date substantially performed)

Date certificate signed: **June 29, 2021**  
.....

  
.....  
(payment certifier where there is one)

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

Name of owner: **Triovest Realty Advisors Inc.**  
.....

Address for service: **40 University Avenue Toronto, ON M5J 1T1**  
.....

Name of contractor: **Torque Builders Inc.**  
.....

Address for service: **72 Corstate Ave. Vaughan, ON L4K 4X2**  
.....

Name of payment certifier (where applicable): **Rebekka Hammer - MGBA**  
.....

Address: **486 Salem Avenue, Toronto ON M6H 3E1**  
.....  
(Use A or B, whichever is appropriate)

A. Identification of premises for preservation of liens:

.....  
(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:

**40 University Avenue, Toronto, ON M5J 1T1**

.....  
(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)