

December 8, 2021

Ms. Jennifer Lima  
Stonecast Contracting Limited  
735 South Service Road, Unit 103-A  
Stoney Creek, ON L8E 5Z2

**Project No. 21-00809**  
**Certificate of Substantial Performance**  
**Water Leakage Repairs - Unit 22 & 23**  
**65 Dorchester Blvd., St. Catharines**

Dear Ms. Lima:

Please find attached a copy of the Certificate of Substantial Performance for the above noted project.

In accordance with the Contract dated October 5, 2021 between Stonecast Contracting Limited and Niagara North Condominium Corporation No. 50, Pretium Engineering Inc. on behalf of the Owner and on the basis of a site review on November 30, 2021, hereby certifies that:

1. The work or a substantial part thereof is ready for use and may be used for the purpose intended; and
2. The work to be done under the Contract is capable of completion or correction at a cost of not more than 3% of the contract price, which is the maximum limit required by the Construction Act.

The issuance of this Certificate does not release the Contractor or any Subcontractor from the duty of completing the Work pursuant to the terms of the Contract.

Provided no liens have been registered against the property, statutory holdback for the project will become due following the expiry of the lien filing period which extends 60 days after the date of publication of the Certificate of Substantial Performance in a commercial trade newspaper.

Please submit the following with your submission for release of holdback:

1. Confirmation of publication of substantial performance i.e. Daily Commercial News Certificate of Publication;
2. Statutory Declaration;
3. Current WSIB Clearance Certificate; and
4. Specified Warranties.

The date of substantial performance defines the start of the warranty period. The warranty period for this work is 2 years for materials and workmanship and 5 years against foundation water leakage in areas protected with waterproofing. Submit also extended warranties from patio door manufacturer.

We trust that the above is satisfactory for your purposes. If you have any questions regarding the information provided herein, please do not hesitate to contact the undersigned.

Yours very truly,

**Pretium Engineering Inc.**



Bob Vertatschitsch, M.A.A.T.O.  
*Project Principal*

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

Niagara Region

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

65 Dorchester Blvd., St. Catharines

(street address and city, town, etc., or, if there is not street address, the location of the premises)

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

Water Leakage Repairs - Unit 22 & 23

(short description of the improvement)

to the premises was substantially performed on: November 30, 2021

(date substantially performed)

Date certificate signed: December 8, 2021



Bob Vertatschitsch, M.A.A.T.O., Project Principal  
(payment certifier where there is one)

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

Name of Owner: Niagara North Condominium Corporation No. 50 c/o Shabri Properties Limited

Address for Service: P.O Box 877, 26 Hiscott Street, St. Catharines, ON L2R 6Z4

Name of Contractor: Stonecast Contracting Limited

Address for Service: 735 South Service Road, Unit 103-A, Stoney Creek, ON L8E 5Z2

Name of Payment Certifier (where applicable): Pretium Engineering Inc.

Address: B12 - 3375 North Service Road, Burlington, ON L7N 3G2

(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:

Shabri Properties Limited, P.O Box 877, 26 Hiscott Street, St. Catharines, ON L2R 6Z4

(if a lien does not attach to the premises, the name address of the person or body to whom the claim for lien must be given)