



2022-04-28

Roof & Building Services Intl.  
2000 Rogers Road, Perth  
Ontario K7H 1P9

**Attention: Jeff Ricardo, Director of Business Operations**

Dear Jeff:

**Subject: Karsh Court – Wallack Private, Ottawa ON  
Sloped Roofing Replacement Phase 1 – Certificate of Substantial Performance**

Please find enclosed a copy of the Certificate of Substantial Performance for this project. Provided no liens have been registered against the property, statutory holdback for the project will become due 60 days after publication of Substantial Performance. Receipt of the following information will also be required:

- Invoice for Release of Holdback with:
  - WSIB Clearance Certificate; and
  - Statutory Declaration.
- Confirmation of Publication of Substantial Performance
- Statement of Warranty Form
  - Roofing Manufacturer Warranty Certificate
  - Contractor Labour and Material Warranty Certificate

Upon receipt of the required information, we shall issue a Certificate for Payment for Release of Holdback.

In accordance with the Contract dated September 8, 2021, between the Contractor and the Owner, and on the basis of a joint inspection with the Contractor on April 1<sup>st</sup>, 2022, the Consultant on behalf of the Owner, 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 is Substantially Performed. The work to be done under the Contract is capable of completion or correction at a cost of not more than \$12,500, which is less than the \$16,831.99 maximum limit required by the Construction Lien 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. The date of substantial performance defines the start of the warranty period. The warranty period for this work is 5 years with a 40 year manufacturer warranty.

Should you have any questions, please do not hesitate to contact us.

Suite 300  
2611 Queensview Drive  
Ottawa, ON, Canada K2B 8K2

T: +1 613 829-2800  
F: +1 613 829-8299  
wsp.com



Sincerely,

A handwritten signature in black ink, appearing to read 'Jeff Rose'.

Jeff Rose, B.Eng.  
Consultant, Building Sciences

A handwritten signature in purple ink, appearing to read 'Stephanie Robinson'.

Stephanie Robinson, P.Eng.  
Project Director

Encl.      Certificate of Substantial Performance

Dist:      Alex Tu, [alex\\_tu@och.ca](mailto:alex_tu@och.ca)  
             Jeff Ricardo, [jeff.r@rbs-na.com](mailto:jeff.r@rbs-na.com)  
             Brad Ricardo, [brad.r@rbs-na.com](mailto:brad.r@rbs-na.com)  
             Stephanie Robinson, [stephanie.robinson@wsp.com](mailto:stephanie.robinson@wsp.com)

WSP Ref.: 211-01333-00



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

*Construction Act*

Ottawa ON

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

Wallack Private, Karsh Court, Ottawa ON

(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:

Sloped Roofing Replacement – Phase 1

(short description of the improvement)

to the above premises was substantially performed on

April 1, 2022

(date substantially performed)

Date certificate signed: April 28, 2022

WSP Canada Inc.



(Payment Certifier where there is one)

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

Name of owner: Ottawa Community Housing Corporation

Address for service: 39 Auriga Drive, Ottawa, ON K2E 7Y8

Name of contractor: Roof and Building Service Ltd.

Address for service: 2000 Rogers Road, Perth, ON K7H 1P9

Name of payment certifier: WSP Canada Inc.

Address: 2611 Queensview Drive, Ottawa, ON K2B 8K2

(Use A or B, whichever is appropriate)

A. Identification of premises for preservation of liens:

Wallack Private, Karsh Court, Ottawa Community Housing Corporation, Ottawa ON

(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, a concise description of the premises, including addresses,  
and the name and address of the person or body to whom the claim for lien must be given)