

June 22, 2022

Mr. Marius Byrski  
Maresco Limited  
171 Basaltic Road  
Concord, ON, L4K 1G4

**Project No. 84-PR-19030N**  
**Certificate of Substantial Performance**  
**Window replacement**  
**90 Fisherville Road, North York, ON**

Dear Mr. Byrski:

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

In accordance with the Contract dated February 16, 2021 between Maresco Limited and York Condominium Corporation No. 370 (YCC 370) c/o Meritus Group Management Inc., Pretium Engineering Inc. on behalf of the Owner and on the basis of a site review on May 27, 2022 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 \$20,000.00 (value of work outstanding), which is less than the approx. \$55,000 maximum limit required by the Construction Act for this project.

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 as follows (as outlined in the specifications):

Item	Warranty Terms
1	5-year manufacturer warranty for sealant as per Section 07 92 00 – Item 1.8.2
2	5-year contractor warranty for windows and doors as per Section 08 50 00 – Item 1.7.1
3	10-year manufacturer warranty for windows and doors as per Section 08 50 00 – Item 1.7.2
4	20-year manufacturer warranty for window and door finishes as per Section 08 50 00 – Item 1.7.3
5	10-year warranty for new sealed IGUs as per Section 08 80 00- Item 1.8.2

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.**



Jon Dickson, M. Eng., P. Eng., BSS  
*Project Principal*

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

North York

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

90 Fisherville Road, North York, ON

(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:


Window and Balcony Door Replacement

(short description of the improvement)

to the premises was substantially performed on: May 27, 2022

(date substantially performed)

Date certificate signed: June 22, 2022

  
\_\_\_\_\_  
(payment certifier where there is one)

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

Name of Owner: York Condominium Corporation No. 370

Address for Service: 90 Fisherville Road, North York, ON, M2R 3C2

Name of Contractor: Maresco Limited

Address for Service: 171 Basaltic Road, Concord, ON, L4K 1G4

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

Address: 355 Harry Walker Parkway North, Unit 6, Newmarket, ON, L3Y 7B3

(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:

York Condominium Corporation No. 370 – Management Office: 90 Fisherville Road, Toronto, ON

(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)