

# McINTOSH PERRY

June 27, 2022

PAN Atlantic Contracting Ltd.  
c/o Jessica Gilker  
3-644 Portland Street, Suite # 233, Dartmouth,  
Nova Scotia B2W 6C4

Dear Madam:

Re            Windows and Balcony Doors Retrofit Substantial Performance  
              CAPREIT Partnership Limited  
              1991 Brunswick Street, Halifax, NS  
              Our Reference No.: CCC-224716-34

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Please find enclosed a copy of the Certificate of Substantial Performance for this project for the Windows and Balcony Doors Retrofit project at 1991 Brunswick Street, Halifax, NS.

Provided no liens have been registered against the property, statutory holdback for the project will become due after publication of Substantial Performance. Receipt of the following information will also be required:

- WCB Clearance Certificate;
- CCDC9A Statutory Declaration;
- All applicable warranties; and
- Request for Release of Holdback.

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

In accordance with the Contract between PAN Atlantic Contracting Ltd. and CAPREIT Partnership Limited, the Consultant on behalf of CAPREIT Partnership Limited, and on the basis of a joint inspection with the Contractor on June 20, 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 Contract is deemed complete.

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 shall be as specified within the specifications.

We trust this meets your needs at this time, should you have any further questions or wish to discuss this letter please contact our office.

Yours truly,

**McIntosh Perry Limited**

A handwritten signature in dark ink, appearing to read 'Ihab Afifi', enclosed within a circular scribble.

Ihab Afifi

Project Manager, Building Restoration

A handwritten signature in dark ink, appearing to read 'Gavin Johnson', written in a cursive style.

Gavin Johnson, B. Arch. Sc., BSS, C.E.T.

Senior Project Manager, Building Restoration

Enclosed: Form 9 Certificate of Substantial Performance of the Contract Under Section 32 of the Act

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

*Construction Act*

Halifax, Nova Scotia

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

1991 Brunswick Street, Halifax, Nova Scotia

(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:

Specifications for Windows and Balcony Doors Retrofit at 1991 Brunswick Street, Halifax, Nova Scotia

(short description of the improvement)

to the above premises was substantially performed on June 20, 2022

(date substantially performed)

Date certificate signed: June 27, 2022



(payment certifier where there is one - signature required)

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

Name of owner: CAPREIT Partnership Limited

Address for service: 31 Davisville Avenue, Toronto, Ontario

Name of contractor: PAN Atlantic Contracting Limited

Address for service: 3-644 Portland Street, Suite # 233, Dartmouth, Nova Scotia

Name of payment certifier (where applicable): McIntosh Perry Limited

Address: 6240 Highway 7, Suite #200, Woodbridge, ON L4H 4G3

(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:

1991 Brunswick Street, Halifax, Nova Scotia B3S 3J8

(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)