

September 1, 2022

Ref. Dearbourne46.001/c

Peel Condominium Corporation No. 4  
c/o Maple Ridge Community Management  
5753 Coopers Avenue  
Mississauga, ON L4Z 1R9

**Attention: Susan D'Amato**[SDamato@mrcm.ca](mailto:SDamato@mrcm.ca)

**Re: 46 Dearbourne Boulevard, Brampton**  
**Unit 1 Flat Roofing Replacement**  
**Date of Substantial Performance: August 3, 2022**

This letter will serve to confirm that the above work was Substantially Performed in accordance with the Construction Lien Act on the above date. The Work is warranted by the Contractor against faulty workmanship and materials for a period of **2 years** from the date of Completion. There is additionally an extended warranty for **20 years** from the manufacturer covering labour and materials for the 2-ply modified bitumen roofing system, including any necessary material upgrades.

Payment of the 10% Statutory Holdback becomes due 60 days after Completion and upon the Contractor's submission of the following documentation, provided no liens have been registered against the property.

- Request for Release of Holdback
- WSIB Clearance Certificate
- Statutory Declaration
- Confirmation of Acceptance of Contractual Warranty Responsibilities
- Confirmation of Publication of Substantial Performance (A copy of the CCDC Form 9 has been enclosed to facilitate publication of Substantial Performance).

Upon receipt of the above documentation, we will issue a Payment Certificate related to the Release of Holdback.

At this time, we would provide the following photographic summary of the work completed on this project.

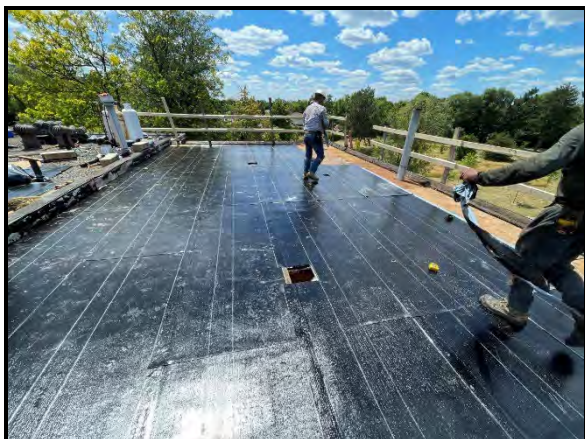
Removal of the existing flat roofing and related components.



Completion of test cuts.



Installation of cover board with a laminated modified bitumen base sheet.



Installation of the torch-applied modified bitumen base sheet membrane flashing.



Installation of self-adhered modified bitumen base sheet flashing.



Installation of metal stack flashings and torch applied base sheet membrane.





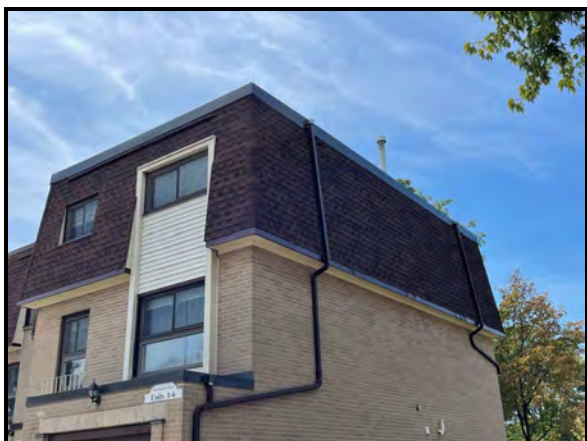
Installation of two (2) new turbine vents at the roof.



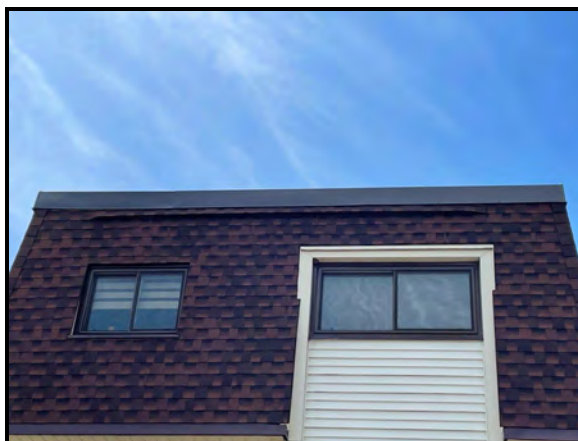
Installation of the torch-applied modified bitumen cap sheet membrane.



Installation of metal flashing around the perimeters of the unit flat roof.



Installation of metal flashing around the perimeters of the unit flat roof.



Should you wish to review matters further, please contact us at (905) 737-0111.

Yours truly,

**BROWN & BEATTIE LTD.**

A handwritten signature in black ink, appearing to read "Navninder Mokha".

Navninder Mokha, P. Eng.

- c. Sina Chavoshi, Brown & Beattie Ltd. ([chavoshi@brownbeattie.com](mailto:chavoshi@brownbeattie.com))  
Joe Flores, Viana Roofing & Sheet Metal Limited ([joe@vianaroofting.com](mailto:joe@vianaroofting.com))  
Liz Fernandes, Viana Roofing & Sheet Metal Limited ([liz@vianaroofting.com](mailto:liz@vianaroofting.com))  
Leza Blair, Maple Ridge Community Management ([LBlair@mrcm.ca](mailto:LBlair@mrcm.ca))

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

Brampton

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

46 Dearbourne Blvd., Brampton

(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:

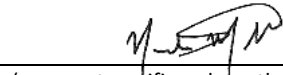
Unit 1 Flat Roofing Replacement

(short description of the improvement)

to the above premises was substantially performed on August 3, 2022

(date substantially performed)

Date certificate signed: September 1, 2022



(payment certifier where there is one)

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

Name of owner: Peel Condominium Corporation No. 4

Address for Service: c/o Larlyn Property Management, 7370 Bramalea Road, Unit 20  
Mississauga, ON L5S 1N6

Name of contractor: Viana Roofing & Sheet Metal Ltd.

Address for service: 74 Advance Road, Toronto, ON, M8Z 2T7

Name of payment certifier: Brown & Beattie Ltd.

(where applicable)

Address: 588 Edward Avenue, Unit 49, Richmond Hill, ON, L4C 9Y6

(Use A or B, whichever is appropriate)

☒ X

A. Identification of premises for preservation of liens:

Block "K", Plan 742, County of Peel

(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:

Owner's Address for Service

(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)