



October 21, 2022

Brada Construction Limited  
25 Advance Road,  
Toronto, ON M8Z 2S6

**Attn: Toto Babic, President**

**e: toto@bradaconstruction.com**

Dear Toto,

**RE: 880 Grandview Way, Toronto – Sealant Replacement and Targeted Wall Repairs  
Certificate of Substantial Performance**

In accordance with Section 32 of the Construction Act, we certify that Brada Construction Limited has completed the work at the above noted project on October 20, 2022. A copy of the Certificate of Substantial Performance is attached.

Please submit your invoice for release of holdback and statutory declaration.

Based on this certification and in accordance with Section 31 of the Construction Act, the release of holdback shall be due on the 61<sup>st</sup> day after completion.

The date of substantial performance defines the start of the warranty period. The warranty period for the work performed as part of this Contract is 2 years, except for the following items as specified or agreed by you:

- Joint Sealants – 5 years

Please contact us should you have any questions with regard to the above.

Yours truly,

**Synergy Partners Consulting Ltd.**

A handwritten signature in black ink, appearing to read "RK", is written over the printed name of Robin Klem.

Robin Klem, P.Eng.  
Project Manager  
905-220-5767

cc: Adam Rapp, DEL

e: northtown1.pm@delcondo.com

Attachment: Certificate of Substantial Performance

19TR135F.csp01.substantial

FORM 9

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

*Construction Lien Act*

City of Toronto

*(County/District or Regional Municipality/City or Borough of  
Municipality of Metropolitan Toronto in which premises are situate)*

880 Grandview Way

*(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:

Sealant Replacement and Targeted Wall Repairs

*(short description of the improvement)*

to the above premise was substantially performed on: October 20, 2022

*(date substantially performed)*

Date certificate signed: October 21, 2022



*(Signature of payment certifier where there is one)*

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

Name of owner: Toronto Standard Condominium Corporation 1446

Address for service: c/o Del Property Management

126 Grandview Way, Toronto, ON M2N 6V2

Name of contractor: Brada Construction Limited

Address for service: 25 Advance Road, Toronto, ON M8Z 2S6

Name of payment certifier: Synergy Partners Consulting Limited

*(where applicable)*

Address: 3200 Dufferin Street, Suite 300, Toronto, Ontario, M6A 3B2

*(Use A or B whichever is appropriate)*

A. Identification of premises for preservation of liens:

880 Grandview Way, Toronto

*(where liens attach to premises, reference to lot and plan or instrument registration number)*

B. Office to which claim for lien must be given to preserve lien:

*(where liens do not attach to premises)*