



December 19, 2022

South Central Inc.  
85 Advance Road  
Toronto, Ontario, M8Z 2S6

**Attention: Dean Hanley, Project Manager/Estimator**

Dear Dean,

**Subject: 60 Rosewood Ave, Mississauga  
Rear Wood Deck Repairs – 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
  - South Central Inc. Warranty Certificate
- A better understanding of the parties involved is required to assist in potential future disputes or warranty claims. Please provide the name, address, telephone number, and contact person of:
  - general contractor
  - sub-contractors
  - material manufacturers
  - material suppliers

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

In accordance with the Contract dated April 11, 2022 between the Contractor and the Owner, and on the basis of a joint inspection with the Contractor on October 20, 2022, and November 15, 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 \$15,360, which is less than the \$18,098.48 maximum limit required by the Construction Lien Act.

100 Commerce Valley Drive West  
Thornhill, ON, L3T 0A1  
Canada

T: +1 905 882-1100  
F: +1 905 882-0055  
wsp.com

[Click here to enter text.](#)



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 1 year.

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

Sincerely,

A handwritten signature in blue ink, appearing to be 'Sven Curic'.

Sven Curic, B. Eng., EIT  
Project Manager

A handwritten signature in blue ink, appearing to be 'J. Manuel Estragadinho'.

J. Manuel Estragadinho, B. Tech. (Arch.Sci)  
Project Director

Encl. Certificate of Substantial Performance

Dist: Gail McKee - [Gail.McKee@fsresidential.com](mailto:Gail.McKee@fsresidential.com)  
Melaine Grace - [Melanie.Grace@live.com](mailto:Melanie.Grace@live.com)  
Karen Panetta - [panettakaren@gmail.com](mailto:panettakaren@gmail.com)  
Jim Kuflowski - [jim\\_marg@sympatico.ca](mailto:jim_marg@sympatico.ca)  
Dean Hanley - Email. dean@southcentralinc.ca

WSP Ref.: 201-08159-00



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

*Construction Act*

City of Mississauga, Peel Region

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

60 Rosewood Ave, Mississauga, Ontario, L5G 4W2

(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:

Rear Wood Deck Repairs

(short description of the improvement)

to the above premises was substantially performed on

November 15, 2022

(date substantially performed)

Date certificate signed: December 19, 2022

WSP Canada Inc.

(Payment Certifier where there is one)

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

Name of owner: PSCC 787 c/o First Service Residential

Address for service: 2645 Skymark Ave, Unit 101, Mississauga, Ontario, L4W 4H2

Name of contractor: South Central Inc.

Address for service: 95 Advance Road, Toronto, Ontario, M8Z 2S6

Name of payment certifier: WSP Canada Inc.

Address: 100 Commerce Valley Drive West, Thornhill, Ontario, L3T 0A1

(Use A or B, whichever is appropriate)

A. Identification of premises for preservation of liens:  
LOTS 15, 16, 17, 18, 19 AND PART OF BLOCK A AND PART OF QUEEN STREET, CITY OF  
MISSISSAUGA

(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)