



February 7, 2023

Viana Roofing & Sheet Metal Limited
74 Advance Road
Toronto, ON M8Z 2T7

Attn: Manuel Bandeira

manuelbandeira@vianaroofting.com

Dear Manuel,

**RE: 12 MacPherson Avenue, Toronto – Roof Replacement and Air Shaft Repairs
Certificate of Substantial Performance**

Attached is a copy of the Certificate of Substantial Performance for the above project.

The statutory holdback for the above project will be eligible for release by the Owner, given there are not liens registered against the property, 60 days after publication of Substantial Performance.

The following documentation will need to also be provided:

- Invoice requesting the Release of Holdback;
- WSIB Clearance Certificate;
- Release of Holdback Statutory Declaration; and
- Confirmation of publication of substantial performance.

Our Certificate for Payment for the Release of Holdback will be issued after receiving the above documents and confirmation of any outstanding work being completed.

In accordance with the Contract dated April 11, 2022, between the Contractor and the Owner, the Consultant on behalf of the Owner, and on the basis of a final review on February 1, 2023, hereby certifies that:

1. The project scope of work or majority portion of the work is ready for use and may be used for the purpose intended,

and
2. There is less than \$5,000 or one percent of the Contract price remaining work and the Contract is deemed complete.

The date of substantial performance defines the start of the warranty period. The warranty period for this work is 2 years. Receipt of this Certificate for Substantial Performance does not discharge the Contractor or any of their Subcontractors from their requirement to complete the work within the terms of the Contract.

Please call if you have any questions.

Sincerely

W. ALLEN PARTNERS



W. Allen Lyte, B.Tech., C.E.T., RRO

Principal

416-358-8190

alyte@wapeng.ca

cc: Brian Sachar, Sayland Property Management

brian@sayland.com

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

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

City of Toronto

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

12 MacPherson Avenue, Toronto

(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:

Roof Replacement and Air Shaft Repairs

(short description of the improvement)

To the above premises was Substantially Performed on:

February 1, 2023

(date substantially performed)

Date Certificate Signed:

February 7, 2023

W. Allen Partners Inc.

(Payment Certifier where there is one)



William Allen Lyte
Principal

Name of Owner:

Metro Toronto Condominium Corporation No. 867

Address for Service:

c/o Sayland Property Management
1865 Leslie Street, Unit 204, Toronto, ON M3B 2M3

Name of Contractor:

Viana Roofing and Sheet Metal Limited

Address for Service:

74 Advance Road, Toronto, ON M8Z 2T7

Name of Payment Certifier:

W. Allen Partners Inc.

Address for Service:

6-14845 Yonge Street, Suite 222, Aurora, ON L4G 6H8

(Use A or B whichever is appropriate)

A. Identification of premises for preservation of liens:

METROPOLITAN TORONTO CONDOMINIUM PLAN NUMBER 867 ; PT LT 27 PL 309, LTS 18 & 19 & PT LT 17 PL 741, PT 1 66R15427

(where liens attaches to premises, a legal description of the premises, including all property identifier numbers and addresses for the premises)

B. Office to which claims for lien and affidavit must be given to preserve lien:

(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)