

February 13, 2023

Gavin Bening  
Restorex Contracting Ltd  
22 Bramwin Court, Unit B  
Brampton, Ontario, L5T 5G2

Dear Mr. Bening

**RE: 45 Carlton Street – Unit 1103 and 1104 Air Sealing  
Contract Close-Out**

**RJC No. TOR.013749.0046**

All parties (MTCC No, 565 c/o ICC Property Management, Read Jones Christoffersen Ltd., and Restorex Contracting Ltd) have agreed that the work associated with the Unit 1103 and 1104 – Air Sealing at the above-noted site is substantially complete. A copy of the Certificate of Substantial Performance is attached for publication. You are required by the terms of your Contract to take all appropriate measures to comply with the Contract Close-Out procedures outlined in the documents including:

- The requirements of the Construction Act
- The requirements of the Worker's Compensation Act
- All other Contractual Obligations

In addition to these items, you are also required to supply all guarantees, warranties, inspection certificates, maintenance manuals and project record drawings in accordance with the requirements of the Contract Documents. These requirements are outlined in the specification, specifically:

- Section 01 10 01 – General Requirements.
- Section 07 92 00 – Building Envelope Sealants

Please note that the Building Envelope Sealants are to be joint warranties by the Installer and Manufacturer. Please submit a certificate signed by the Installer and Manufacturer along with your general warranty. The warranty periods are clearly outlined in Specification Section 01 10 01 and in the applicable technical specification sections. All warranty periods shown in this section are applicable and remain unchanged.

The holdback will become payable 60 days from the date of publication of the Certificate of Substantial Performance. Please include proof of publication and all warranties with your holdback invoice. It is expected that all deficiencies will be addressed prior to the holdback invoice becoming due.



A final walk-through inspection was scheduled and performed by all parties. During the final walk-through, no deficiencies were noted.

We trust this information is satisfactory and self-explanatory; however, if you have any questions, please do not hesitate to call.

Yours truly,

READ JONES CHRISTOFFERSEN LTD.

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

Thamer Qusus, BEng  
Engineering Intern  
Building Science and Restoration

Reviewed By:

A handwritten signature in black ink, appearing to read "Tiffany sun Dela Cruz".

Tiffany sun Dela Cruz, BASc, P.Eng., CPHD  
Project Engineer  
Building Science and Restoration

Encl. Certificate of Substantial Performance

*Construction Act*

R.S.O. 1990, Chapter C.30  
Last Amendment: 2018, C.17, Sched. 8, S.1-20

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

**CITY OF TORONTO**


**45 CARLTON STREET,  
TORONTO, ONTARIO**

This is to certify that the Contract for the following improvement:

**45 CARLTON STREET- UNIT 1103 AND 1104 – AIR SEALING**

to the above premises was substantially performed on **JANUARY 27, 2023**

Date certificate signed: **FEBRUARY 13, 2023**

  
.....  
(Payment Certifier)

Name of Owner: **METROPOLITAN TORONTO CONDOMINIUM  
CORPORATION No. 565 c/o ICC PROPERTY  
MANAGEMENT**

Address of Service: **45 Carlton Street,  
Toronto Ontario M5B 2H9**

Name of Contractor: **RESTOREX CONTRACTING LTD.**

Address for Service: **22 Bramwin Court, Unit B  
Brampton, Ontario LGT 5G2**

Name of Payment Certifier: **READ JONES CHRISTOFFERSEN LTD.**

Address: **100 University Avenue, North Tower, Suite 400  
Toronto, ON, M5J 1V6**

A. Identification of premises for preservation of liens:

**45 Carlton Street, Toronto, Ontario, M5B 2H9**