



June 19, 2023

Maresco Limited  
171 Basaltic Road, Unit 2,  
Concord, ON L4K 1G4

**Attn: Leo Danzker**

**e: ldanzker@marescolimited.com**

Dear Leo,

**RE: 10 Delisle Avenue, Toronto – Building Envelope Repairs  
Certificate of Substantial Performance**

In accordance with Section 32 of the Construction Act, and based on our ongoing deficiency reviews, we certify that Maresco Limited has substantially performed the work at the above noted project on May 31, 2023. A copy of the Certificate of Substantial Performance is attached.

Please submit your invoice for release of holdback, statutory declaration, and proof of publication of this Certificate.

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

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:

- Exterior Insulation and Finish System: 5 years
- Joint Sealants: 7 years (5 years in addition to original 2-year warranty, as per CO#4)
- Insulated Metal Doors and Frames: 5 years
- Glazing: 10 years

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

Yours truly,

**Synergy Partners Consulting Ltd.**

A handwritten signature in blue ink, appearing to read "Blair Gamracy".

Blair Gamracy, B.Arch.Sci., RRO  
Senior Project Manager  
647-267-4390

A handwritten signature in blue ink, appearing to read "David De Rose".

David De Rose, P.Eng.  
Project Director  
416-358-8139

cc: Olta Velaj, CMRAO

e: TheSt.Clair.PM@delcondo.com

Attachment: Certificate of Substantial Performance 21TR017E.CSP

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)*

10 Delisle Avenue

*(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:

Building Envelope Repairs

*(short description of the improvement)*

to the above premise was substantially performed on: May 31, 2023

*(date substantially performed)*

Date certificate signed: June 19, 2023

*(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 1591

Address for service: 10 Delisle Avenue, Toronto, ON M5V 3C6

Name of contractor: Maresco Limited

Address for service: 171 Basaltic Road Unit 2, Concord, ON L4K 1G4

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:

Lots 7, 8, 9, 10 and 11, Part of Lots 12, 13 and 14, Registered Plan 365 York

*(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)*