

# Metropolitan Toronto Condominium Corporation (MTCC) 540 45 Sunrise Avenue, Toronto, ON

**Prepared for:**

Momentum Construction & Restoration Inc.  
4145 North Services Road, Suite 200  
Burlington, ON L7L 6A3  
Attn: Mohammed Roushdy

**Prepared by:**

Leading Edge Building Engineers Inc.  
June 14, 2023

Project No. 21-080

## **Parking Garage Repairs - Certificate of Substantial Performance**

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Please find enclosed a copy of the Certificate of Substantial Performance for the above referenced project. Provided no liens have been registered against the property, statutory holdback for the project will become due in 60 days after publication.

Please forward the following documentation to our attention at your earliest convenience:

- Invoice for Release of Holdback, including a WSIB Clearance Certificate and Statutory Declaration.
- Confirmation of Publication with the Daily Commercial News
- Statement of Warranty Letter, including all applicable manufacturer/supplier warranties

In accordance with the CCDC Contract between the Contractor and the Owner, 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 Contract is deemed complete.

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 two (2) years following the date of substantial completion. Upon receipt of the above required documentation, we shall review and issue a Certificate for Payment for Release of Holdback.

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

A handwritten signature in black ink, appearing to read 'D. Aleksov', is written over a light blue horizontal line.

Daniel Aleksov, P.Eng., BSS  
Principal

Encl.: Form 9

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

*Construction Act*

**City of Toronto**

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

**45 Sunrise Avenue, Toronto, ON M4A 2S3**

(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:

**Parking Garage Repairs**

(short description of the improvement)

to the above premises was substantially performed on **June 08, 2023**

(date substantially performed)

Date certificate signed: **June 14, 2023**



(payment certifier where there is one)

**Metropolitan Toronto  
Condominium Corporation 540  
c/o Comfort Property  
Management**

Name of owner: **Attn: Jobastian**

Address for service: **7 Director Ct #101-201, Woodbridge, ON L4L 4S5**

**Momentum Construction and  
Restoration Inc.**

Name of contractor: **Attn: Mohammed Roushdy**

**4145 North Services Road, Suite 200**

Address for service: **Burlington, ON L7L 6A3**

Name of payment certifier (where applicable): **Leading Edge Building  
Engineers**

Address: **350 Creditstone Road, Unit 201, Vaughan ON, L4K 3Z2**

(Use A or B, whichever is appropriate)

☐ A. Identification of premises for preservation of liens:

(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:

**MTCC 540 c/o Comfort Property Management, 7 Director Ct #101-201, Woodbridge, ON L4L 4S5**

(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)