



July 26, 2023

The Restorer's Group Inc  
244 Newkirk Rd  
Richmond Hill, ON, L4C 3G7

**Attention: Charles Doke, Director**

Dear Charles:

**Subject: 69 Gamble Avenue, Toronto  
Balcony Renewal– 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 completion of the project. Receipt of the following information will also be required:

- Invoice for Release of Holdback with:
  - WSIB Clearance Certificate; and
  - Statutory Declaration.

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

In accordance with the Contract dated March 29, 2023 between the Contractor and the Owner, and on the basis of a joint inspection with the Contractor on July 14, 2023, 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 standard labour and material warranty period for this work is 2 years, with the exception of the pedestrian traffic coating which is 5 years.

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

Suite 700  
25 York Street  
Toronto, ON, Canada M5J 2V5

T: +1 416 487-5256  
F: +1 416 487-9766  
wsp.com



Sincerely,

A handwritten signature in black ink, appearing to read 'Kennedy Whitfield'.

Kennedy Whitfield, B.ASc.  
Building Science Consultant

A handwritten signature in black ink, appearing to read 'J. Wilson'.

Jillian Wilson, P.Eng.  
Project Manager

A handwritten signature in blue ink, appearing to read 'Emily Haggarty'.

Emily Haggarty, P.Eng.  
Project Director

Encl.      Certificate of Substantial Performance

Dist:      Charles Doke – [Charlesd@restorersgroup.ca](mailto:Charlesd@restorersgroup.ca)  
             Matthew Chu – [Matthewc@restorersgroup.ca](mailto:Matthewc@restorersgroup.ca)  
             Randy Daiter – [rdaiter@mandrholdings.com](mailto:rdaiter@mandrholdings.com)

WSP Ref.:    221-07019-00



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

*Construction Act*

East York

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

69 Gamble Avenue, East York, ON M4K 2H4

(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:

Balcony Renewal

(short description of the improvement)

to the above premises was substantially performed on

July 14, 2023

(date substantially performed)

Date certificate signed: July 26, 2023

WSP Canada Inc.

(Payment Certifier where there is one)

N/A

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

Name of owner: M&K Construction Company c/o M&R Property Management

Address for service: 3520 Pharmacy Avenue, Unit 1, Toronto, ON M1W 2T8

Name of contractor: Restorer's Group Inc.

Address for service: 244 Newkirk Road, Richmond Hill, ON L4C 3G7

Name of payment certifier: WSP Canada Inc.

Address: 25 York Street, Suite 700, Toronto, ON M5J 2V5

(Use A or B, whichever is appropriate)

A. Identification of premises for preservation of liens:

M39 LOT 17 PT LOTS 16 18 98AND 99 RP R60 PART 8

(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:

N/A

(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)