

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

*Construction Act*

Vaughan

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

770 Chabad Gate

(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:

New Building Construction

(short description of the improvement)

to the above premises was substantially performed on July 14, 2023  
(date substantially performed)

Date certificate signed: July 17, 2023

(payment certifier where there is one)

Rabbi Grossbaum and Imperium Contracting

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

Name of owner: Rabbi Grossbaum

Address for service: 770 Chabad Gate Building #2, Vaughan, ON

Name of contractor: Imperium Contracting & Project Management Inc.

Address for service: Unit 6, 260 Regina Road, Woodbridge, ON

Name of payment certifier (where applicable): Idels Architect Incorporated

Address: 80 North Meadow Crescent, Thornhill, ON

(Use A or B, whichever is appropriate)

☒ A. Identification of premises for preservation of liens:  
770 Chabad Gate Building #2 - Three story building with community school & women's Mikveh  
(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:  
  
(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)



## IDELS ARCHITECT INCORPORATED

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80 North Meadow Crescent  
Thornhill, Ontario L4J 3B1  
tel: 905.886.0632 fax: 905.886.7064

July 17, 2023

Rabbi Zalman A. Grossbaum  
Chabad Lubavitch of South Ontario  
770 Chabad Gate  
Thornhill On L4J 3V9

RE: Certification of Substantial Performance  
SQ1 – New Building at 770 Chabad Gate  
IAI – 18.18

Dear Rabbi Grossbaum,

In accordance with Section 32 of the Construction Act, R.S.O. 1990, c.C.30, we have certified that Imperium Contracting & Project Management Ltd. had substantially performed the work of the above noted project on July 14, 2023. Enclosed herewith is a Certificate of Substantial Performance, a copy of which is being simultaneously forward to Imperium Contracting Ltd who will make application for Release of Holdback, prepare and submit all "wrap up" documentation and work towards total performance of the contract.

Please be advised that the holdback monies are due and payable one day after termination of the prescribed sixty (60) day lien waiting period of which commences from the following date of publication if the certificate. The contractor shall publish a copy of the certificate once in a construction trade newspaper. Copy of notice of publication to be forward to Owner and the Architect. Once we have received proof of publication, we will issue a Certificate for Payment for the holdback amount.

Please note that the date of all warranties / guarantees will commence on July 14, 2023.

Yours truly

A handwritten signature in blue ink, appearing to read 'Richard Idels', written over the 'Yours truly' text.

Richard Idels, Architect OAA,  
Principal