

July 28, 2023

Lor-Issa Construction Inc.  
3140 Carp Road  
Carp, ON  
K0A 1L0

**Attn: Julien Gagne, Vice President**

Email: [julien@lorissa.ca](mailto:julien@lorissa.ca)

**Re: Scotthill Community, Ottawa – Door Replacement  
Certificate of Substantial Performance**

Sense Project No. 22yR040

Dear Julien,

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:

- WSIB Clearance Certificate;
- Statutory Declaration;
- Request for Release of Holdback; and
- Confirmation of publication of substantial performance.

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

In accordance with the Contract between the Contractor and the Owner, the Consultant on behalf of the Owner, and on the basis of a joint inspection with the Contractor on July 28, 2023, 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 completed. The work to be done under the Contract is capable of completion or correction at a cost of not more than \$2,000, which is less than the \$2,328 maximum limit required by the Construction Act.

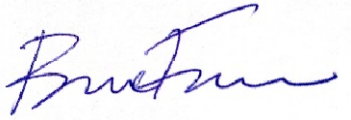
The issuance of this Certificate does not release the Contractor or any Subcontractor from the duty of completing the Work pursuant to the terms of the Contract.

The date of substantial performance defines the start of the warranty period. The warranty

period for doors is 2 years and glazing 5 years as per Section 01 78 36. All other components of the work have a 2 year warranty.

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

Yours Truly,  
***Sense Engineering Ltd.***



**Bruce Fournier**, P.Eng.  
Project Manager (613) 799-9848

cc: Gregory Kerr

Email: [Gregory\\_Kerr@och.ca](mailto:Gregory_Kerr@och.ca)

***Attachments:***

1. Certificate of Substantial Performance



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

*Construction Act*

Ottawa

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

Scotthill Community, 2 to 26 Van Lang Private and 1 to 19 Mortimer Private, Ottawa

(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:

Door Replacement

(short description of the improvement)

to the above premises was substantially performed on July 28, 2023  
(date substantially performed)

Date certificate signed: July 28, 2023



(payment certifier where there is one - signature required)

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

Name of owner: Ottawa Community Housing Corporation

Address for Service: 39 Auriga Drive, Ottawa ON K2E 7Y8

Name of Contractor: Lor-Issa Construction Inc.

Address for Service: 3140 Carp Road, Carp, ON, K0A 1L0

Name of payment certifier (where applicable): Sense Engineering

Address: 60 Ryeburn Drive, Ottawa, ON K1V 1H5

(Use A or B, whichever is appropriate)

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A. Identification of premises for preservation of liens:

Scotthill Community, 2 to 26 Van Lang Private and 1 to 19 Mortimer Private, Ottawa

(if a lien attaches to the premises, a legal description of the premises,  
including all property identifier numbers and addresses for the premises)

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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)