

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

City of Toronto

*(County/District or Regional Municipality or City in which premises are situate)*

2627 McCowan Road / 5039 Finch Ave. E, Toronto, Ontario

*(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:

**Repair of Underground Parking Garage**

*(short description of the improvement)*

to the above premises was substantially performed on

December 01, 2022

*(date substantially performed)*

Date certificate signed: January 25, 2023



*(payment certifier where there is one)*

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

Name of owner: Metropolitan Toronto Condominium Corporation 1283 / Toronto Standard  
Condominium Corporation 1423

Address for service: 2627 McCowan Road / 5039 Finch Ave E

Name of contractor: Ventura Construction Ltd.

Address for service: 3186 Lenworth Drive, Mississauga, ON L4X 2G1

Name of payment certifier: CCE Group Ltd.

*(where applicable)*

Address: 3219 Yonge Street, Unit 135, Toronto, M4N 3N1

*(Use A or B whichever is appropriate)*

A. Identification of premises for preservation of liens:

2627 McCowan Road / 5039 Finch Ave E

*(where liens attach to premises, reference to lot and plan or instrument registration number)*

B. Office to which claim for lien and affidavit must be given to preserve lien:

*(where liens do not attach to premises)*