



August 18, 2023

Mr. Phillip Leitao

Alto Restoration Inc.  
3258 Wharton Way,  
Mississauga, Ontario L4X 2C1

Via Email: [jpimentel@verdialliance.com](mailto:jpimentel@verdialliance.com)

Re: BRM-00205593-E0 Balcony Repairs and Guardrail Replacement at  
**70 Old Sheppard Avenue, Toronto, Ontario**  
**(Substantial Performance Certificate)**

Dear Mr. Leitao,

Please find enclosed the Substantial Performance Certificate prepared by EXP Services Inc. (EXP) pertaining to the above noted project.

As indicated on the certificate, the date of substantial performance of the project is **August 11, 2023**. Please publish substantial performance of this project in the Daily Commercial Newspaper and submit proof of publication to EXP for our review. Payment of Holdback monies will be processed in accordance with The Construction Lien Act of Ontario.

We trust the above is satisfactory; however, should you have any questions regarding the above, please do not hesitate to contact this office.

Sincerely,  
EXP Services Inc.

Eric Zhang, M.Eng.  
Project Technologist  
Structural Rehabilitation Group  
Building Science

c.c. MTCC 1041, Attn. Ms. Racquel Bremmer

Matt Davis, P. Eng.  
Project Manager  
Structural Rehabilitation Group  
Building Science

Form 6

Construction Lien Act, 1983

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

City of Toronto

*(County/District or Regional Municipality/City or Borough of  
Municipality of Metropolitan Toronto in which premises are situate)*

70 Old Sheppard Ave., Toronto, Ontario, M2J 3L6

*(Street address and city, town, etc. or, if there is not street address, the location of the premises)*

This is to certify that the contract for the following improvement:

Balcony Repairs and Guardrail Replacement at 70 Old Sheppard Ave., Toronto, Ontario

*(short description of the improvement)*

To the above premises was substantially performed on: August 11, 2023

*(date substantially performed)*

Date certificate signed: August 18, 2023



*(Signature of payment certifier where there is one)*

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

Name of owner: MTCC 1041

Address for service: 70 Old Sheppard Ave., Toronto, Ontario, M2J 3L6

Name of contractor: Alto Restoration Inc.

Address for service: 3258 Wharton Way, Mississauga, Ontario, L4X 2C1

Name of payment certifier: EXP Services Inc.

*(where applicable)*

Address: 1595 Clark Boulevard, Brampton, Ontario, L6T 4V1

*(Use A or B whichever is appropriate)*

A. Identification of premises for preservation of liens:

70 Old Sheppard Ave., Toronto, Ontario

*(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:

N/A

*(where liens do not attach to premises)*