

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

*Construction Act*

Toronto and East York District

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

Suite 504 - 2 Bloor Street West, Toronto, ON M4W 3E2

(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:

Office Fitout; Interior Renovation of Office Space

(short description of the improvement)

to the above premises was substantially performed on July 11, 2023.  
(date substantially performed)

Date certificate signed: September 1, 2023

\_\_\_\_\_  
(payment certifier where there is one)



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

Name of owner: Triovest Realty Advisors Inc.

Address for service: 1200 - 40 University Ave, Toronto ON

Name of contractor: Clearspace Offices Inc.

Address for service: 901 - 20 Victoria St, Toronto, ON

Name of payment certifier (where applicable): \_\_\_\_\_

Address: \_\_\_\_\_

(Use A or B, whichever is appropriate)



A. Identification of premises for preservation of liens:

Suite 504 - 2 Bloor Street West, Toronto, ON M4W 3E2

(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, 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)