

September 1, 2023

Mr. Leo Danzker  
Maresco Ltd.  
171 Basaltic Road, Unit 2  
Concord, Ontario, L4K 1G4

**Project No. 19-00393**  
**Certificate of Substantial Performance**  
**Phase 3 Window Replacement – South Side of South Tower**  
**278 Bloor Street East, Toronto, ON**

Dear Mr. Danzker,

Please find attached a copy of the Certificate of Substantial Performance for the above noted project.

In accordance with the Contract dated March 20, 2020 between Maresco Ltd. And Metropolitan Toronto Condominium Corporation No. 614. Pretium Engineering Inc. on behalf of the Owner and on the basis of periodic review of the work 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 work to be done under the Contract is capable of completion or correction at a cost of not more than \$40,000 (value of work outstanding), which is less than the approximately \$46,000 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.

Provided no liens have been registered against the property, statutory holdback for the project will become due following the expiry of the lien filing period which extends 60 days after the date of publication of the Certificate of Substantial Performance in a commercial trade newspaper OR the last date which materials or services were delivered to the site (to be determined).

Please submit the following with your submission for release of holdback:

1. Confirmation of publication of substantial performance i.e. Daily Commercial News Certificate of Publication;
2. Statutory Declaration;
3. Current WSIB Clearance Certificate; and
4. Specified Warranties.

The date of substantial performance defines the start of the warranty period. The warranty period for this work is as follows

Item	Warranty Terms
Section 07 92 00 - Sealants	Maresco: Minimum of two (2) years including workmanship, labour and material.
	DOW: Minimum of five (5) years for material defect.
Section 08 50 00 - Windows	Maresco: Minimum of five (5) years including workmanship, labour and material.
	AWD: Minimum of ten (10) years against material defect.
	PPG: Minimum twenty (20) year warranty for integrity of exterior coating.
Section 08 80 00 - Glazing	Integral: Minimum of ten (10) years against premature failure

We trust that the above is satisfactory for your purposes. If you have any questions regarding the information provided herein, please do not hesitate to contact the undersigned.

Yours very truly,

**Pretium Engineering Inc.**



Jonathan Dickson, M.Eng, P.Eng, BSS  
*Project Principal*

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

City of Toronto

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

278 Bloor Street East, Toronto, ON

(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:

Window Replacement – South Side of South Tower (Phase 3)

(short description of the improvement)

to the premises was substantially performed on: August 31, 2023

(date substantially performed)

Date certificate signed: September 1, 2023



(payment certifier where there is one)

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

Name of Owner: Metropolitan Toronto Condominium Corporation No. 614

Address for Service: 278 Bloor Street East, Toronto, ON, M4W 3M4

Name of Contractor: Maresco Limited

Address for Service: 171 Basaltic Road, Unit 2, Concord, Ontario, L4K 1G4

Name of Payment Certifier (where applicable): Pretium Engineering Inc.

Address: 355 Harry Walker Parkway North, Unit 6, Newmarket, ON, L3Y 7B3

(Use A or B, whichever is appropriate)

A. Identification of premises for preservation of liens:

South Tower - 278 Bloor Street East, Toronto, ON

(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 a lien does not attach to the premises, the name address of the person or body to whom the claim for lien must be given)