



December 8, 2023

Viana Roofing and Sheet Metal Ltd.  
74 Advance Road  
Toronto, ON  
M8Z 2T7

**Attention: Joe Flores, Sr. Estimator**

Dear Joe:

**Subject: MTCC 1338 – 12 Sudbury Street, Toronto  
Exterior Wall Repairs – Certificate of Substantial Performance**

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:

- Invoice for Release of Holdback with:
  - WSIB Clearance Certificate; and
  - Statutory Declaration.
- Statement of Warranty Form

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

In accordance with the Contract dated December 23, 2020, between the Contractor and the Owner, and on the basis of a joint inspection with the Contractor on November 28, 2023, the Consultant on behalf of the Owner, 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 complete.

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 this work is two (2) years.

100 Commerce Valley Drive West  
Thornhill, ON  
Canada L3T 0A1

T: +1 905 882-1100  
F: +1 905 882-0055  
wsp.com

[Click here to enter text.](#)



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

Sincerely,

A handwritten signature in black ink, appearing to read 'Ivan Priyono'.

Ivan Priyono, B.A.Sc.  
Building Science Consultant

A handwritten signature in black ink, appearing to read 'Cornelia Kong'.

Cornelia Kong, B.Arch.Sc., BSS  
Project Manager

A handwritten signature in black ink, appearing to read 'Edgar Vargas'.

Edgar Vargas, P.Eng.  
Project Director

Encl. Certificate of Substantial Performance

Dist: Joe Flores; [joe@vianaroofting.com](mailto:joe@vianaroofting.com)  
Peter Collins; [mtcc1338@gmail.com](mailto:mtcc1338@gmail.com)

WSP Ref.: 191-05119-00



**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 premises are situated)

12 Sudbury Street, Toronto, ON

(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:

Exterior Wall Repairs

(short description of the improvement)

to the above premises was substantially performed on

November 28, 2023

(date substantially performed)

Date certificate signed: December 8, 2023

WSP Canada Inc.

(Payment Certifier where there is one)

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

Name of owner: Metropolitan Toronto Condominium Corporation No. 1338

Address for service: 12 Sudbury Street, Toronto, ON M5V 1N9

Name of contractor: Viana Roofing and Sheet Metal Ltd.

Address for service: 74 Advance Road, Toronto, ON M8Z 2T7

Name of payment certifier: WSP Canada Inc.

Address: 100 Commerce Valley Drive West, Thornhill, ON L3T 0A1

(Use A or B, whichever is appropriate)

A. Identification of premises for preservation of liens:

Parcel Ordnance Reserve – 3. Section A – Ordnance Reserve Part 1, Plan 66R-17717

(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)