

December 15, 2023

Ref. Davis280.win/c

Carpenters Local 27 Housing Co-operative
c/o Homestarts Inc.
1 Dundas Street West, Suite 2500
Toronto, ON M5G 1Z3

Attention: Kristina Robbins

krobbins@homestarts.org

**Re: 280 Davis Drive, Newmarket
Window and Door Replacement
Date of Substantial Performance: December 12, 2023**

This letter will serve to confirm our opinion that the above work was Substantially Performed in accordance with the Construction Act on the above date. The Work is warranted by the Contractor against faulty workmanship and materials for a period of **2 years** from the date of Substantial Performance. There is additionally an extended for **5 years** on window and door sealants, **10 years** on sealed thermal units, and **5 years** on all other window and door components.

Payment of the 10% Statutory Holdback becomes due 60 days after Substantial Performance is published and upon the Contractor's submission of the following documentation, provided no liens have been registered against the property.

- Request for Release of Holdback
- WSIB Clearance Certificate
- Statutory Declaration
- Confirmation of Warranty
- Confirmation of Publication of Substantial Performance (A copy of the CCDC Form 9 has been enclosed to facilitate publication of Substantial Performance).

Upon receipt of the above documentation, we will issue a Payment Certificate related to the Release of Holdback.

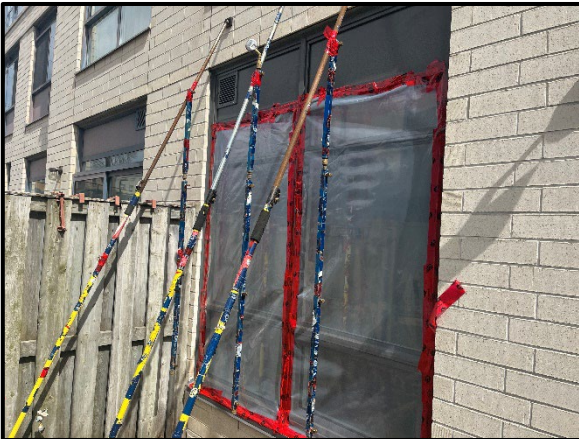
At this time, we would provide the following photographic summary of the work completed on this project.



Mobilization



Window Replacements



Window Water Test



Patio Sliding Door Replacements



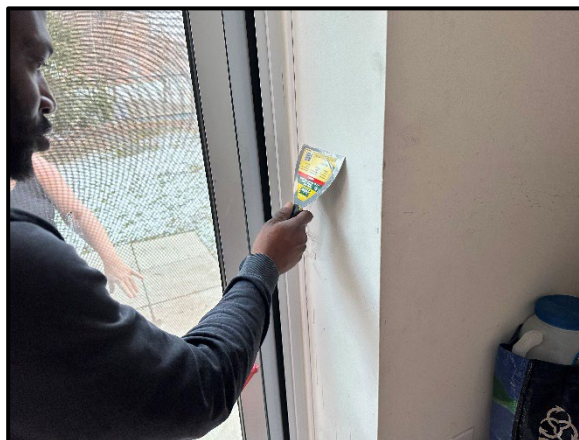
Patio Sliding Door Water Test



Exterior Finishing Work



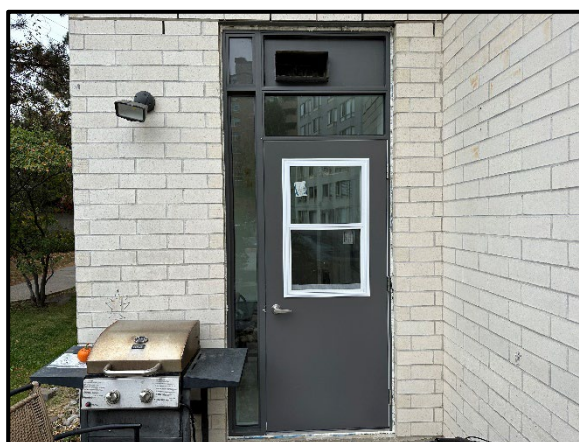
Vent Cleaning & Vent Damper Replacements



Interior Finishing Work



Window Sill Replacements



Swing Door Replacements

Should you wish to review matters further, please contact me at (905) 737-0111.

Yours truly,

BROWN & BEATTIE LTD.

Shawn Trudel, C.E.T., BSS



- c. Sabrina Harrison, Homestarts Inc. (sharrison@homestarts.org)
 Coral-Anne McDonald, Homestarts Inc. (camcdonald@homestarts.org)
 Board of Directors (president@carpenterslocal27co-op.ca, treasurer@carpenterslocal27co-op.ca,
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 Jeremy Nixon, Brown & Beattie Ltd. (nixon@brownbeattie.com)

Joe Battisti, Roma Building Restoration Ltd. (Joe@roma-restoration.ca)
Rick De Leon, Roma Building Restoration Ltd. (rick@roma-restoration.ca)
Luca Greco, Roma Building Restoration Ltd. (luca@roma-restoration.ca)

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

Newmarket

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

280 Davis Drive, Newmarket

(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:

Window and Door Replacements

(short description of the improvement)

to the above premises was substantially performed on December 12, 2023

(date substantially performed)

Date certificate signed: December 15, 2023



Shawn Trudel, C.E.T., BSS

(payment certifier where there is one)

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

Name of owner: Carpenters Local 27 Housing Co-operative

Address for Service: c/o Homestarts Inc., 1 Dundas Street West, Suite 2500, Toronto, ON M5G 1Z3

Name of contractor: Roma Building Restoration Ltd.

Address for service: 20 Cadetta Road, Brampton, ON L6P 0X4

Name of payment certifier: Brown & Beattie Ltd.

(where applicable)

Address: 588 Edward Avenue, Unit 49, Richmond Hill, ON, L4C 9Y6

(Use A or B, whichever is appropriate)

☒ X

A. Identification of premises for preservation of liens:

48-03-0-130-33300-0000-0 9

(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:

Owner's Address for Service

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