

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

*Construction Act*

Ontario, Toronto

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

477 Richmond Street West, Toronto, Ontario

(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:

Single Pane Glazing Replacement at 477 Richmond Street West, Toronto, ON.

(short description of the improvement)

to the above premises was substantially performed on 2023-11-02

(date substantially performed)

Date certificate signed: 2023-11-02



McIntosh Perry Consulting Engineers.

(payment certifier where there is one)

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

Name of owner: Metropolitan Toronto Condominium Corporation 1046

Address for service: 477 Richmond Street West, Toronto, ON M5V 3E7

Name of contractor: Monarch Glazing LTD

Address for service: 15-68 Millwick Dr, North York, On, M9L 1Y3

Name of payment certifier (where applicable): McIntosh Perry Consulting Engineers.

Address: 6240 Hwy 7 #200, Woodbridge, ON L4H 4G3

(Use A or B, whichever is appropriate)

☐ A. Identification of premises for preservation of liens:

(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:

477 Richmond Street West, Toronto, ON M5V 3E7

(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)