



January 9, 2024

South Central Inc.  
5 Carson Street  
Toronto, ON M8W 3S1

**Attention: Dean Hanley, Project Manager**

Dear Dean:

**Subject: 120 Lambertlodge Avenue, Toronto  
Balcony 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
- PVC Pedestrian Waterproofing Manufacturer Warranty Certificate

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

In accordance with the Contract dated July 13, 2023, between the Contractor and the Owner, and on the basis of a joint inspection with the Contractor on December 11, 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 for the Duradek PVC Pedestrian Waterproofing warranty period is 15 years. The warranty period for all other work is 2 years.

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

Sincerely,



A handwritten signature in blue ink, appearing to read 'Devin Kane'.

Devin Kane, B.A.Sc., EIT  
Building Sciences Consultant

A handwritten signature in blue ink, appearing to read 'Nathan Gravelle'.

Nathan Gravelle, P.Eng.  
Project Manager

A handwritten signature in blue ink, appearing to read 'J. Manuel Estragadinho'.

J. Manuel Estragadinho, B. Tech. (Arch.Sci.)  
Project Director

Encl. Certificate of Substantial Performance

Dist: Paz Humana [phumana@rogers.com](mailto:phumana@rogers.com)  
Dean Hanley [dean@southcentralinc.ca](mailto:dean@southcentralinc.ca)

WSP Ref.: 221-05633-00



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

*Construction Act*

Toronto, Ontario

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

120 Lambertlodge Avenue, 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:

Balcony Repairs

(short description of the improvement)

to the above premises was substantially performed on

December 11, 2023

(date substantially performed)

Date certificate signed: January 9, 2023

WSP Canada Inc.



(Payment Certifier where there is one)

J. Manuel Estragadinho, B.Tech (Arch. Sci)  
Project Director

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

Name of owner: Aurauco Housing Co-Operative Corporation

Address for service: 120 Lambertlodge Avenue, Toronto, Ontario M6G 3X3

Name of contractor: South Central Inc.

Address for service: 5 Carson Street, Toronto, Ontario M8W 3S1

Name of payment certifier: WSP Canada Inc.

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

(Use A or B, whichever is appropriate)

A. Identification of premises for preservation of liens:

Plan M1881 Block 3

(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)