



February 6, 2024

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

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

**e: joe@vianarroofing.com**

Dear Joe,

**RE: 26 Thorncliffe Park Drive, Toronto – Roof Replacement  
Certificate of Substantial Performance**

In accordance with Section 32 of the Construction Act, we certify that Viana Roofing & Sheet Metal Ltd. has completed the work at the above noted project on January 31, 2024. A copy of the Certificate of Substantial Performance is attached.

Please submit your invoice for release of holdback and statutory declaration.

Based on this certification and in accordance with Section 31 of the Construction Act, the release of holdback shall be due on the 61<sup>st</sup> day after completion.

The date of substantial performance defines the start of the warranty period. The warranty period for the work performed as part of this Contract is 2 years, except for the following items as specified or agreed by you:

- Modified Bituminous Membrane Roofing – 5 years

Please contact us should you have any questions with regard to the above.

Yours truly,

**Synergy Partners Consulting Ltd.**

A handwritten signature in black ink, appearing to be "RK", written over a light blue horizontal line.

Robin Klem, P.Eng.  
Project Manager  
905-220-5767

A handwritten signature in black ink, appearing to be "S Evangelista", written over a light blue horizontal line.

Sam Evangelista, P.Eng.  
Project Director  
416-358-8149

cc: Juan Novoa, Centurion  
cc: Steve Turner, Centurion

e: jnovoa@centurion.ca  
e: sturner@centurion.ca

Attachment: Certificate of Substantial Performance

22TR261D.csp01.substantial

FORM 9

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

*Construction Lien Act*

City of Toronto

*(County/District or Regional Municipality/City or Borough of  
Municipality of Metropolitan Toronto in which premises are situate)*

26 Thorncliffe Park Drive, Toronto

*(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:

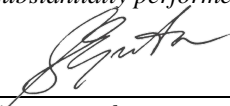
Roof Replacement

*(short description of the improvement)*

to the above premise was substantially performed on: January 31, 2024

*(date substantially performed)*

Date certificate signed: February 6, 2024

  
*(Signature of payment certifier where there is one)*

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

Name of owner: Centurion Property Associates

Address for service: 25 Sheppard Ave West, Suite 1800, Toronto, ON M2N 6s6

Name of contractor: Viana Roofing & Sheet Metal Ltd.

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

Name of payment certifier: Synergy Partners Consulting Limited

*(where applicable)*

Address: 3200 Dufferin Street, Suite 300, Toronto, Ontario, M6A 3B2

*(Use A or B whichever is appropriate)*

A. Identification of premises for preservation of liens:

26 Thorncliffe Park Drive, Toronto, ON M4H 1H9

*(where liens attach to premises, reference to lot and plan or instrument registration number)*

B. Office to which claim for lien must be given to preserve lien:

*(where liens do not attach to premises)*