

February 7, 2024

Canmar Contracting Ltd  
35 City View Drive  
Toronto, ON  
M9W 5A5

**Attn: Mr. Frank Lecce, President**

Email: frankl@canmarcontracting.com

**Re: 190/200 Exbury Road, Toronto – 2023 Garage Repairs**  
**Certificate of Substantial Performance**

Sense Project No. 21tR008G

Dear Frank,

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 publication of the certificate of substantial performance. Receipt of the following information will also be required:

- WSIB Clearance Certificate;
- Statutory Declaration;
- Request for Release of Holdback; and
- Confirmation of publication of substantial performance.

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

In accordance with the Contract dated April 18, 2023 between the Contractor and the Owner, the Consultant on behalf of the Owner, and on the basis of a joint inspection with the Contractor on February 6, 2024, 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 work is Substantially Performed. The work to be done under the Contract is capable of completion or correction at a cost of not more than \$25,000, which is less than the \$41,165.40 maximum limit required by the Construction Act.

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 Hot Rubberized Asphalt Waterproofing is 10 years as per Section 01 78 36. All other components of the work have a 2 year warranty.

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

Yours Truly,  
**Sense Engineering Ltd.**



**Dan Hayes**, P.Eng.  
Project Manager (613) 893-2664



**Stéphan Trépanier**, M.Sc.Eng., P.Eng.,  
Principal (416) 471-6999

cc: Edith Devico, Azuria Group  
Daniela Verzan, Azuria Group  
Ian Phillips, Sterling Karamar Property Management  
Francesco Gallo, Canmar Contracting

Email: edvico@azuriagroup.com  
Email: dverzan@azuriagroup.com  
Email: iphillips@sterlingkaramar.com  
Email: francesco@canmarcontracting.com

**Attachments:**

1. Certificate of Substantial Performance



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

*Construction Act*

Toronto

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

190 Exbury Road, 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:

2023 Garage Repairs (localized concrete repairs, waterproofing replacement, lighting upgrades and garage painting  
(short description of the improvement)

to the above premises was substantially performed on February 6, 2024  
(date substantially performed)

Date certificate signed: February 6, 2024

S. Tripc

(payment certifier where there is one - signature required)  
certifier -

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

Name of owner: 1212763 Ontario Limited, Azuria Group Inc c/o Sterling Karamar Property Management

Address for Service: 53 The Links Road, Toronto, ON, M2P 1T7

Name of Contractor: Canmar Contracting

Address for Service: 35 City View Drive, Toronto, ON M9W 5A5

Name of payment certifier (where applicable): Sense Engineering (GTA) Ltd.

Address: 15-10 Greensborough Village Circle, Markham, ON, L6E 1M4

(Use A or B, whichever is appropriate)

- A. Identification of premises for preservation of liens:  
**PLAN M799 PT BLK D**

\_\_\_\_\_  
(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, the name and address of the person or body to whom the claim for lien must be given)