

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

Construction Act

CITY OF LONDON

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

3120 WONDERLAND ROAD SOUTH, LONDON, ON

(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:

INTERIOR RENOVATIONS FOR IKEA LONDON PaOP - CONSTRUCTION

(short description of the improvement)

to the above premises was substantially performed on **FEBRUARY 22, 2024**

(date substantially performed)

Date certificate signed: **FEBRUARY 23, 2024**



(payment certifier where there is one)

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

Name of owner: **IKEA PROPERTIES LIMITED**
PARTNERSHIP

Address for service: **1065 PLAINS ROAD E., BURLINGTON, ON**

Name of contractor: **PHOENIX GENERAL**
CONTRACTING

Address for service: **1155 BARMAC DR., UNIT 1B, NORTH YORK, ON M9L 1X4**

Name of payment certifier (where applicable): **STARK ARCHITECTS INC.**

Address: **2560 MATHESON BLVD. E., SUITE 317, MISSISSAUGA, ON L4W 4Y9**

(Use A or B, whichever is appropriate)

A. Identification of premises for preservation of liens:

3120 WONDERLAND ROAD SOUTH, LONDON, ON

(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)