

April 24, 2024

Ref. Tandrigde28.gar/c

York Condominium Corporation No. 191
c/o Orion Management
7-1575 Trinity Drive
Mississauga, ON L5T 1K4

Attention: Dana Belohoubek

dana@orionmgt.com

Re: 28 Tandridge Crescent, Toronto
Localized Garage Repairs
Date of Substantial Performance: April 22, 2024

This letter will serve to confirm our opinion that the above work was Substantially Performed in accordance with the Construction Act on the above date. The Work is warranted by the Contractor against faulty workmanship and materials for a period of **2 years** from the date of Substantial Performance.

Payment of the 10% Statutory Holdback becomes due 60 days after Substantial Performance is published and upon the Contractor's submission of the following documentation, provided no liens have been registered against the property.

- Request for Release of Holdback
- WSIB Clearance Certificate
- Statutory Declaration
- Confirmation of Warranty
- Confirmation of Publication of Substantial Performance (A copy of the CCDC Form 9 has been enclosed to facilitate publication of Substantial Performance).

Upon receipt of the above documentation, we will issue a Payment Certificate related to the Release of Holdback.

At this time, we would provide the following photographic summary of the work completed on this project.



The Contractor mobilized to the site.



Removal of overburden materials.



Removal of overburden materials for French Drain.



Installation of new garage roof slab drain.



Installation of the new French drain.



Localized repairs to garage roof slab waterproofing.



Localized replacement of deteriorated bricks. Reinstatement of overburden materials.

Should you wish to review matters further, please contact us at (905) 737-0111.

Yours truly,
BROWN & BEATTIE LTD.

A handwritten signature in blue ink that reads "Zori".

Andrew Zori, B.Eng.

A handwritten signature in blue ink that reads "Trudel".

Shawn Trudel, C.E.T., BSS

- c. Jeremy Nixon, Brown & Beattie Ltd. (nixon@brownbeattie.com)
- Stefan Santamaria, Restorex Contracting (stefan@restorex.ca)
- Olivia Valiquette, Restorex Contracting (olivia@restorex.ca)

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)

28 Tandridge Crescent

(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:

Localized Garage Repairs

(short description of the improvement)

to the above premises was substantially performed on April 22, 2024

(date substantially performed)

Date certificate signed: April 24, 2024



Shawn Trudel, C.E.T., BSS

(payment certifier where there is one)

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

Name of owner: York Condominium Corporation No. 191

Address for Service: c/o Orion Management 7-1575 Trinity Drive Mississauga, ON L5T 1K4

Name of contractor: Restorex Contracting Ltd.

Address for service: 22 Bramwin Ct, Unit B, Brampton, ON L6T 5G2

Name of payment certifier: Brown & Beattie Ltd.

(where applicable)

Address: 588 Edward Avenue, Unit 49, Richmond Hill, ON, L4C 9Y6

(Use A or B, whichever is appropriate)

A. Identification of premises for preservation of liens:

Part 1 of 66R-6684

(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:

Owner's Address for Service

(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)