

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

*Construction Act*

**City of Windsor**

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

**[333 Glengarry Ave. and 395 University Ave.], Windsor 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:

**(PC-RR-17) \_ RFPc Elevator Modernization – Various locations**

(short description of the improvement)

to the above premises was substantially performed  
on

**May 22, 2024**

(date substantially performed)

Date certificate signed: **May 22, 2023**

(payment certifier where there is one)

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

Name of owner: **Windsor Essex Community  
Housing Corporation**

Address for service: **945 McDougall Street P.O. Box 1330 Windsor, ON N9A 6R3**

Name of contractor: **Riverside Elevators Inc.**

Address for service: **969 Techmseh Rd W. , Windsor, ON N8X 2A9**

Name of payment certifier (where applicable): **Kifah Zaia, P. Eng**

Address: **945 McDougall Street P.O. Box 1330 Windsor, ON N9A 6R3**

(Use A or B, whichever is appropriate)

A. Identification of premises for preservation of liens:

**Please refer to the attached page for "assessed property" description on CHC's latest tax bills**

(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)



# Final Tax Bill

2023 Final

Billing Date

June 10, 2023

PAP Withdrawal Amount

\$31,017.37

Roll Number 030-090-05900-0000				ACCOUNT NUMBER <b>784958</b>			
Assessed Owner(s) / Mailing Address WINDSOR ESSEX COMMUNITY HOUSING CORPORATION P O BOX 1330 945 MCDOUGALL ST WINDSOR ON N9A 6R3				Mortgage Co. & Ref. #			
				Assessed Property 415 UNIVERSITY AVE E PLAN 122 LTS 61-72 PT LTS 60;73 PT CLSD MERCER & ALLEY;PLAN126 LOTS 1-6 BK 12 PT;CLSD ASSUMPT & 333 GLENGARRY; 2.59AC 452.22FR			
Assessment		Municipal			Education		
Tax Class	Value	Levies	Tax Rate	Amount	Tax Rate	Amount	
MT EP	7,625,459	M - MUNICIPAL	0.03539378	\$269,893.82	0.00153000	\$11,666.95	
MT ES	331,541	M - MUNICIPAL	0.03539378	\$11,734.49	0.00153000	\$507.26	
MT EP	7,625,459	H - PROVINCIAL HOSPITAL	0.00033944	\$2,588.39			
MT ES	331,541	H - PROVINCIAL HOSPITAL	0.00033944	\$112.54			
Sub Totals		Municipal Levy			\$284,329.24	Education Levy	
						\$12,174.21	
Special Charges/Credits		Phase-In for Annexed Property			Summary		
					Tax Levy SubTotal Municipal & Education \$296,503.45		
					Special Charges/Credits \$0.00		
					Phase-In for Annexed Property \$0.00		
					2023 Tax Cap Adjustment \$0.00		
					2023 Final Taxes \$296,503.45		
					Less Interim Billing (\$141,416.57)		
					Past Due/Credit (As at Jun 9, 2023 ) \$0.00		
					Total Amount Due \$155,086.88		
Total	\$0.00	1ST INSTALLMENT	Due	2ND INSTALLMENT	Due	3RD INSTALLMENT	Due
		\$0.00	Jul 19, 2023	\$0.00	Sep 13, 2023	\$0.00	Nov 15, 2023



Withdrawal Dates: Jul 17 Aug 15  
Sep 15 Oct 16 Nov 15

### 2023 FINAL TAX BILL

ACCOUNT NUMBER <b>784958</b>	MORTGAGE CO. & Ref. #:
PROPERTY ROLL NUMBER 030-090-05900-0000	PROPERTY ADDRESS 415 UNIVERSITY AVE E
ASSESSED OWNER(S) WINDSOR ESSEX COMMUNITY HOUSING CORPORATION	
DUE DATE Nov 15, 2023	AMOUNT DUE \$0.00

### 3RD INSTALLMENT

#### REMITTANCE PORTION

Please Return this stub with your Payment.

AMOUNT PAID, IF DIFFERENT

PLEASE MAKE CHEQUE PAYABLE TO THE CITY OF WINDSOR

## DO NOT PAY

### PAYMENTS WILL BE AUTOMATICALLY WITHDRAWN FROM YOUR ACCOUNT



Withdrawal Dates: Jul 17 Aug 15  
Sep 15 Oct 16 Nov 15

### 2023 FINAL TAX BILL

ACCOUNT NUMBER <b>784958</b>	MORTGAGE CO. & Ref. #:
PROPERTY ROLL NUMBER 030-090-05900-0000	PROPERTY ADDRESS 415 UNIVERSITY AVE E
ASSESSED OWNER(S) WINDSOR ESSEX COMMUNITY HOUSING CORPORATION	
DUE DATE Sep 13, 2023	AMOUNT DUE \$0.00

### 2ND INSTALLMENT

#### REMITTANCE PORTION

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Withdrawal Dates: Jul 17 Aug 15  
Sep 15 Oct 16 Nov 15

### 2023 FINAL TAX BILL

ACCOUNT NUMBER <b>784958</b>	MORTGAGE CO. & Ref. #:
PROPERTY ROLL NUMBER 030-090-05900-0000	PROPERTY ADDRESS 415 UNIVERSITY AVE E
ASSESSED OWNER(S) WINDSOR ESSEX COMMUNITY HOUSING CORPORATION	
DUE DATE Jul 19, 2023	AMOUNT DUE \$0.00

### 1ST INSTALLMENT

#### REMITTANCE PORTION

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Interim Tax Bill

Billing Date

January 6, 2024

Received Reception JAN 18 2024

PAP Withdrawal Amount

\$29,650.34

Roll Number 030-090-05900-0000				ACCOUNT NUMBER 784958			
Assessed Owner(s) / Mailing Address WINDSOR ESSEX COMMUNITY HOUSING CORPORATION P O BOX 1330 945 MCDOUGALL ST WINDSOR ON N9A 6R3				Mortgage Co. & Ref. #			
				Assessed Property 415 UNIVERSITY AVE E PLAN 122 LTS 61-72 PT LTS 60;73 PT CLSD MERCER & ALLEY;PLAN126 LOTS 1-6 BK 12 PT;CLSD ASSUMPT & 333 GLENGARRY; 2.59AC 452.22FR			
Assessment		Municipal			Education		
Tax Class	Value	Levies	Tax Rate	Amount	Tax Rate	Amount	
MT EP	7,625,459	M - MUNICIPAL	0.01769689	\$134,946.91	0.00076500	\$5,833.48	
MT ES	331,541	M - MUNICIPAL	0.01769689	\$5,867.24	0.00076500	\$253.63	
MT EP	7,625,459	H - PROVINCIAL HOSPITAL	0.00016972	\$1,294.19			
MT ES	331,541	H - PROVINCIAL HOSPITAL	0.00016972	\$56.27			
Sub Totals		Municipal Levy			Education Levy		
		\$142,164.61			\$6,087.11		
Special Charges/Credits		Phase-In for Annexed Property			Summary		
					Tax Levy Sub Total Municipal & Education \$148,251.72		
					Special Charges/Credits \$0.00		
					Phase-In for Annexed Property \$0.00		
					2024 Interim Tax Cap Adjustment \$0.00		
					2024 Interim Taxes \$148,251.72		
					Past Due/Credit (As at Jan 5, 2024) \$0.00		
					Total Amount Due \$148,251.72		
Total	\$0.00	1ST INSTALLMENT Due	2ND INSTALLMENT Due	3RD INSTALLMENT Due			
		\$0.00 Feb 14, 2024	\$0.00 Mar 13, 2024	\$0.00 Apr 17, 2024			

2024 INTERIM TAX BILL

3RD INSTALLMENT

ACCOUNT NUMBER <b>784958</b>	MORTGAGE CO. & Ref. #:
PROPERTY ROLL NUMBER 030-090-05900-0000	PROPERTY ADDRESS 415 UNIVERSITY AVE E
ASSESSED OWNER(S) WINDSOR ESSEX COMMUNITY HOUSING CORPORATION	
DUE DATE Apr 17, 2024	AMOUNT DUE \$0.00

REMITTANCE PORTION

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2024 INTERIM TAX BILL

2ND INSTALLMENT

ACCOUNT NUMBER <b>784958</b>	MORTGAGE CO. & Ref. #:
PROPERTY ROLL NUMBER 030-090-05900-0000	PROPERTY ADDRESS 415 UNIVERSITY AVE E
ASSESSED OWNER(S) WINDSOR ESSEX COMMUNITY HOUSING CORPORATION	
DUE DATE Mar 13, 2024	AMOUNT DUE \$0.00

REMITTANCE PORTION

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2024 INTERIM TAX BILL

1ST INSTALLMENT

ACCOUNT NUMBER <b>784958</b>	MORTGAGE CO. & Ref. #:
PROPERTY ROLL NUMBER 030-090-05900-0000	PROPERTY ADDRESS 415 UNIVERSITY AVE E
ASSESSED OWNER(S) WINDSOR ESSEX COMMUNITY HOUSING CORPORATION	
DUE DATE Feb 14, 2024	AMOUNT DUE \$0.00

REMITTANCE PORTION

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Withdrawal Dates: Feb 15 Mar 15  
Apr 15 May 15 Jun 17



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Apr 15 May 15 Jun 17



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Apr 15 May 15 Jun 17