

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

*Construction Act*

**Toronto, ON**

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

**1845 Birchmount Road, Scarborough, 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:

**Demolition**

(short description of the improvement)

to the above premises was substantially performed on **April 30<sup>th</sup>, 2024**

(date substantially performed)

Date certificate signed: **June 24, 2024**

(payment certifier where there is one)

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

Name of owner: **HPB Birchmount Realty Inc.**

**c/o Nicola Institutional Realty Advisors 40 King Street West, Suite 5702, Toronto, ON**

Address for service: **M5H 3Y2**

Name of contractor: **Orin Demolition Inc.**

Address for service: **110 MacIntosh Blvd, Unit 2, Concord, ON**

Name of payment certifier (where applicable): **Baldassara Architects Inc.**

Address: **30 Great Gulf Drive, Unit 20, Concord, ON L4K 0K7**

(Use A or B, whichever is appropriate)

A. Identification of premises for preservation of liens:

**Part 1, Plan of Survey of Part of Lot 30, Concession 2, City of Toronto**

(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)