

July 11, 2024

Roma Building Restoration Ltd.  
20 Cadetta Road, Unit 2,  
Brampton, ON  
LP6 0X4

**Attn: Mr. Napoleon Pueda**

Email: [napoleon@roma-restoration.ca](mailto:napoleon@roma-restoration.ca)

**Re: 5 Bellevue Crescent, Toronto – Stairwell Repairs  
Certificate of Substantial Performance**

Sense Project No. 23tR118B

Dear Napoleon,

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 the publication of the Certificate of Publication. Receipt of the following information will also be required:

- WSIB Clearance Certificate;
- Statutory Declaration;
- Request for Release of Holdback; and
- Certificate of Publication.

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

In accordance with the Contract dated March 26<sup>th</sup>, 2024 between the Roma Building Restoration Ltd. and Toronto Community Housing Corporation, Sense Engineering (GTA) Ltd. on behalf of Toronto Community Housing Corporation, and on the basis of a joint inspection with Roma Building Restoration Ltd. on July 4<sup>th</sup>, 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 Contract is deemed completed. The work to be done under the Contract is capable of completion or correction at a cost of not more than \$800, which is less than the \$1,245 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 pedestrian traffic coatings is 5 years as per Section 01 78 36. All other aspects of the work have a 2-year warranty.

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

Yours Truly,  
**Sense Engineering**



**Theodore Giannoukakis**, EIT  
Project Associate (416) 294-2872



**Luke Evans**, P.Eng., B.Eng  
Project Manager (647) 232-8102



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

cc: Monir Moniruzzaman, TCHC

Email: [monir.moniruzzaman@torontohousing.ca](mailto:monir.moniruzzaman@torontohousing.ca)

**Attachments:**

1. Certificate of Substantial Performance



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

*Construction Act*

City of Toronto

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

5 Bellevue 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:

Garage stairwell concrete repairs and waterproofing replacement.

\_\_\_\_\_  
(short description of the improvement)

to the above premises was substantially performed on July 4<sup>th</sup>, 2024

\_\_\_\_\_  
(date substantially performed)

Date certificate signed: July 11, 2024



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

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

Name of owner: Toronto Community Housing Corporation

Address for Service: 35 Carl Hall Road, Unit 1, Toronto, ON, M3K 2B6

Name of Contractor: Roma Building Restoration Ltd.

Address for Service: 20 Cadetta Road, Unit 2, Brampton, ON, LP6 0X4

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:  
LT 15-22 PL 1399 TWP OF YORK; PT LT 1-14, 23-24, A PL 1399 TWP OF YORK; PT BLK B PL  
1399 TWP OF YORK; PT LT 5 CON 5 WYS TWP OF YORK AS IN

\_\_\_\_\_  
(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)