

**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)

**18 Panorama Court, Etobicoke, Ontario M9V 3Z8**

(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:

**Apartment Building - Garage Repair/Reconstruction**

(short description of the improvement)

to the above premises was substantially performed on **July 26, 2024**

(date substantially performed)

Date certificate signed: **August 13, 2024**

**Ivan Sekularac MArch**

(payment certifier where there is one)

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

Name of owner: **CAPREIT Apartments Inc.**

Address for service: **11 Church Street, Unit 401, Toronto, Ontario M5E 1W1**

Name of contractor: **Edge Group Ltd.**

Address for service: **14 Meteor Drive, Etobicoke, Ontario M9W 1A4**

Name of payment certifier (where applicable): **CCE Group Ltd.**

Address: **3219 Yonge Street, Suite 135, Toronto, Ontario M4N 3N1**

(Use A or B, whichever is appropriate)

A. Identification of premises for preservation of liens:

**Panorama Apartments, 18 Panorama Court, Etobicoke, ON, M9V 3Z8**

(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)