



August 22, 2024

Podium Restoration Ltd.  
448 Gibraltar Drive Unit #6  
Mississauga, ON L5T 2N8

**Attn: Kirk Gillespie, President**

**e: kirk@podiumrestoration.com**

Dear Kirk,

**RE: 35 Boardwalk Drive, Toronto – Roof Deck Waterproofing Upturn Repairs  
Certificate of Substantial Performance**

In accordance with Section 32 of the Construction Act, we certify that Podium Restoration Ltd. has completed the work at the above noted project on August 19, 2024. A copy of the Certificate of Substantial Performance is attached.

Please submit your invoice for release of holdback and statutory declaration.

Based on this certification and in accordance with Section 31 of the Construction Act, the release of holdback shall be due on 61<sup>st</sup> day after completion.

The date of substantial performance defines the start of the warranty period. The warranty period for the work performed as part of this Contract is 2 years, except for the following items as specified or agreed by you:

- Hot Fluid Applied Rubberized Asphalt Waterproofing (5-year warranty); and
- Sheet Metal Flashing and Trim (5-year warranty).

Please contact us should you have any questions with regard to the above.

Yours truly,

**Synergy Partners Consulting Ltd.**

A handwritten signature in black ink, appearing to read "Matthew Gelowitz", followed by a horizontal line.

Matthew Gelowitz, B.Arch.Sci., M.A.Sc.  
Project Manager  
647-881-6252

A handwritten signature in black ink, appearing to read "Blair Gamracy", followed by a horizontal line.

Blair Gamracy, B.Arch.Sci., RRO  
Project Director  
647-267-4390

cc: Lisa Malo, MTCC 1413

e: mtcc1413@rogers.com

Attachment: Certificate of Substantial Performance

23TR353D.CSP

FORM 9

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

*Construction Lien Act*

City of Toronto

*(County/District or Regional Municipality/City or Borough of  
Municipality of Metropolitan Toronto in which premises are situate)*

35 Boardwalk Drive, Toronto, 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:

Roof Deck Waterproofing Upturn Repairs

*(short description of the improvement)*

to the above premise was substantially performed on: August 19, 2024

*(date substantially performed)*

Date certificate signed: August 22, 2024



*(Signature of payment certifier where there is one)*

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

Name of owner: Metropolitan Toronto Condominium Corporation No. 1413

Address for service: 35 Boardwalk Drive, Toronto

Name of contractor: Podium Restoration Ltd.

Address for service: 448 Gibraltar Drive Unit #6 Mississauga, ON L5T 2N8

Name of payment certifier: Synergy Partners Consulting Limited

*(where applicable)*

Address: 3200 Dufferin Street, Suite 300, Toronto, Ontario, M6A 3B2

*(Use A or B whichever is appropriate)*

A. Identification of premises for preservation of liens:

Block 183 on Registered Plan 66M-2332, subject to an easement in favour of Rogers Cable Inc. over Block 183  
on Registered Plan 66M-2332 for the purposes as set out in Instrument E383716, being all of P.I.N. 21022-0236

*(where liens attach to premises, reference to lot and plan or instrument registration number)*

B. Office to which claim for lien must be given to preserve lien:

*(where liens do not attach to premises)*