

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

*Construction Act*

Toronto and East York District

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

Suite 903, 2 Bloor St W, Toronto, ON M4W 3E2

(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:

Interior Renovation Office Space

(short description of the improvement)

to the above premises was substantially performed on May 10, 2024

(date substantially performed)

Date certificate signed: August 26, 2024



(payment certifier where there is one)

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

Name of owner: Triovest Realty Advisors Inc.

Address for service: 2 Bloor Street W., Toronto, ON M4W 3E2

Name of contractor: Clearspace Office Inc.

Address for service: 901 - 20 Victoria St, Toronto, ON, M5C 2N8

Name of payment certifier (where applicable): Lawgic Engineer Limited

Address: Suite 802, 3100 Steeles Ave E, Markham, ON, L3R 8T3

(Use A or B, whichever is appropriate)

☒ A. Identification of premises for preservation of liens:

Suite 903, 2 Bloor St W, Toronto, ON M4W 3E2

(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, a concise description of the premises, including addresses,  
and the name and address of the person or body to whom the claim for lien must be given)