



September 11, 2024

Mr. Eddie Damota  
Royal Building Restoration Ltd.  
10-1200 Speers Road  
Oakville, ON L6L 2X4

Via e-mail: royalbuildingltd@gmail.com

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**Re: Substantial Performance – Remedial Work to Brickwork on Part of North and South Elevations at 478 Pearl Street, Burlington**

Dear Mr. Damota,

Attached is the Certificate of Substantial Performance for the above subject project. Please submit the following documents to be added to the holdback draw package we for this project:

1. Certificate of Publication.
2. Letter of Warranty for work performed indicating the warranty period as being two (2) years for the date of Substantial Performance of the Work.
3. Contractor Contact Information for Warranty Purposes.

**CERTIFICATE OF SUBSTANTIAL COMPLETION**  
(Form 6 of the Construction Lien Act)

Toronto, Ontario

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

478 Pearl Street, Burlington, 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:**

Remedial Work to Brickwork on Part of North and South Elevations

*(short description of the improvement)*

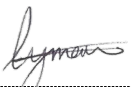
**to the above premises was  
substantially performed on:**

August 29, 2024

*(date substantially performed)*

**Date certificate signed:**

September 11, 2024

  
*(signature of payment certified  
where there is one)*

**Name of owner:**

SB Property Rentals Inc.

**Address for service:**

c/o Stellen Property Management  
20 Holly Street, Suite 100  
Toronto, ON M4S 3B1

**Name of contractor:**

Royal Building Restoration Ltd.

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

**Address for service:**

Unit 10 – 1200 Speers Road  
Oakville, ON L6L 2X4

**Name of payment certifier:**

Gillespie Building Consultants Limited

*(where applicable)*

**Address:**

156-3085 Kingston Road  
Scarborough, Ontario, M1M 1P1

*(Use A or B whichever is appropriate)*

**A: Identification of premises for preservation of liens:**

478 Pearl Street, Burlington, ON

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

**B: Office to which claim for lien and affidavit must be given to preserve lien:**

*(where liens do not attach to premises)*