

September 17, 2024

Delbridge Contracting Limited  
7200 Tranmere Drive  
Mississauga, ON  
L5S 1L6

**Attn: Mike Christner, Sr. Project Manager**

Email: mchristner@delbridge.ca

**Re: 265 Cassandra Boulevard, Toronto – Garage Repairs**  
**Certificate of Substantial Completion**

Sense Project No. 22tR036D

Dear Mike,

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 publication of the certificate of substantial performance. Receipt of the following information will also be required:

- WSIB Clearance Certificate;
- Statutory Declaration;
- Request for Release of Holdback; and
- Confirmation of publication of substantial performance.

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

In accordance with the Contract dated March 22<sup>nd</sup>, 2023 between the Contractor and the Owner, the Consultant on behalf of the Owner, and on the basis of a joint inspection with the Contractor on September 12<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 work is Substantially Performed. The work to be done under the Contract is capable of completion or correction at a cost of not more than \$20,000 which is less than the \$54,720 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 sealant and expansion joint seals is 5 years and the warranty period for hot rubberized asphalt waterproofing is 10 years as per Section 01 78 36. All other components of the work have a 2 year warranty.

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

Yours Truly,  
**Sense Engineering Ltd.**



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



**Dan Hayes**, EIT, B.ASc.  
Project Manager (613) 893-2664



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

cc: Randy Daiter, M&R Holdings

Email: [rdaiter@mandrholdings.com](mailto:rdaiter@mandrholdings.com)

*Attachments:*

1. Certificate of Substantial Performance



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

*Construction Act*

Toronto

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

265 Cassandra Boulevard

\_\_\_\_\_  
(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 roof slab waterproofing replacement

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

to the above premises was substantially performed on September 12, 2024  
(date substantially performed)

Date certificate signed: September 17, 2024



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

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

Name of owner: Cassandra Towers c/o M&R Property Management

Address for Service: 3520 Pharmacy Avenue, Unit 1, Toronto, ON, M1W 2T8

Name of Contractor: Delbridge Contracting Limited

Address for Service: 7200 Tranmere Drive, Mississauga, ON, L5S 1L6

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:

**PLAN M1014 BLK G**

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