

**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)

55 University Avenue, Toronto, Ontario M5J 2H7

(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:

Localized Garage Repairs

(short description of the improvement)

to the above premises was substantially performed on June 12, 2024

(date substantially performed)

Date certificate signed: September 18, 2024



(payment certifier where there is one)

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

Name of owner: I.G. Investment Management c/o BentallGreenOak

Address for service: 102 - 55 University Avenue Toronto, Ontario M5J 2H7

Name of contractor: Albatech Building Restoration Inc.

Address for service: 95 West Beaver Creek Rd, Richmond Hill, ON L4B 1H2

Name of payment certifier (where applicable): Stephenson Engineering Ltd.

Address: 2235 Sheppard Ave. E, Suite 1100, North York ON M2J 5B5

(Use A or B, whichever is appropriate)

☒ A. Identification of premises for preservation of liens:

55 University Avenue, Toronto, Ontario M5J 2H7

(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)