



MTE Consultants

1016 Sutton Dr., Unit A, Burlington, Ontario L7L 6B8

September 6, 2024

MTE File No.: 54492-100

Luca Gilmore  
SGC Group Inc.  
494 Kingscourt Drive  
Waterloo, ON N2K 2Y7  
E-mail: [lucagilmore@sgcgroupinc.com](mailto:lucagilmore@sgcgroupinc.com)

Dear Luca:

**RE: Certificate of Substantial Performance**  
**481 Pitfield Road, Milton ON – Top Floor Window Replacement**

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 completion of the project. Please forward the following information to us so that we may begin to process the final payment certificate for Release of Holdback:

- Request for Release of Holdback;
- WSIB Clearance Certificate;
- Statutory Declaration;
- Contractor's written warranty and any specialty warranties that exist for the project; and,
- Confirmation of publication of substantial performance.

We have completed periodic site reviews throughout the work, including a joint final review with the Contractor on September 6, 2024. We hereby certify 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 \$6,000, which is less than the \$7,987.06 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. As such, the Contractor's warranty will expire on August 29, 2029.

Should you have any questions or concerns, please contact us at (905) 639-2552.

Yours Truly,

**MTE Consultants Inc.**



**Ashmita Chopra, E.I.T.**  
Project Coordinator, Building Restoration  
905-639-2552 Ext. 2472  
[AChopra@mte85.com](mailto:AChopra@mte85.com)



**Stephanie Martin, M.Sc., P.Eng.**  
Project Manager, Building Restoration  
905-639-2552 Ext. 2436  
[SMartin@mte85.com](mailto:SMartin@mte85.com)

AFC:axd

Encl. Form 9 Certificate of Substantial Performance

cc: Tania Krysa, [tkrysa@mte85.com](mailto:tkrysa@mte85.com)  
Lorraine Kerr, [lkerr@krmltd.com](mailto:lkerr@krmltd.com)  
Rudy Spajic, [rudyspajic@sgcgroupinc.com](mailto:rudyspajic@sgcgroupinc.com)  
Marijan Boris, [sgcgroupinc@gmail.com](mailto:sgcgroupinc@gmail.com)

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

*Construction Act*

**Town of Milton**

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

**481 Pitfield Road, Milton, ON, L9T 3J5**

(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:

**Top Floor Window Replacement**

(short description of the improvement)

to the above premises was substantially performed on **August 29, 2024**

(date substantially performed)

Date certificate signed: **September 6, 2024**



(payment certifier where there is one)

**Halton Condominium  
Corporation No. 40 c/o Kerr  
Realty Management Ltd.**

Name of owner:

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

Address for service: **15 Martin Street, Suite 201, Milton, ON, L9T 2R1**

Name of contractor: **SGC Group Inc.**

Address for service: **494 Kingscourt Drive, Waterloo, ON, N2K 2Y7**

Name of payment certifier (where applicable): **MTE Consultants Inc.**

Address: **1016 Sutton Drive, Unit A, Burlington, ON, L7L 6B8**

(Use A or B, whichever is appropriate)

☒ A. Identification of premises for preservation of liens:

**481 Pitfield Road, Milton, ON, L9T 3J5**

(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)