



**Date:** September 25<sup>th</sup>, 2024

**Project:** Office Renovation - 1000178634 Ontario Inc

**Location:** 182D St. Helens Ave, Toronto, ON, M6H 4A1

**Attention:** **Jonathan Cliff**  
Cliff & Evans Ltd.  
209 Wicksteed Ave Suite 44 Toronto ON M4G 0B1

**Reported To:** Robert Kastelic, 1000178634 Ontario Inc. (Owner Group)  
Kelly Buffey, 1000178634 Ontario Inc. (Owner Group)  
Dave Evans, Cliff & Evans Ltd. (General Contractor)  
Jonathan Cliff, Cliff & Evans Ltd. (General Contractor)

**Subject:** **Publication of Certificate of Substantial Performance**

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## 1.0 LETTER

Dear Jonathan

We have reviewed your request for Certification of Substantial Performance of the Contract on this project and find it in order. A copy of the Certificate of Substantial Performance is attached.

Please forward evidence of your publication of this certificate directly to the Owner, with a copy to the writer, so we may include it in our certification for the release of statutory holdback.

Yours Truly

Prepared by Roland Ulfig, Architect, RUB Design

## 2.0 ATTACHEMENTS

- 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)

182D St Helens Ave Toronto ON M6H 4A1 Plan 63R-2866 Park Lot 32 Concession 1, from the Bay

(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 Alterations and renovation to existing 1 storey masonry building into office

(short description of the improvement)

to the above premises was substantially performed on Sept 3 2024  
(date substantially performed)

Date certificate signed: Sept 25 2024

Roland Ulfig

(payment certifier where there is one)

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

Name of owner: 1000178634 Ontario Inc

Address for service: 182D St Helens Ave Toronto Ontario M6H 4A1

Name of contractor: Cliff & Evans Ltd

Address for service: 209 Wicksteed Ave Suite 44 Toronto Ontario M4G 0B1

Name of payment certifier (where applicable): Roland Ulfig - RUB Design

Address: 347 Sorauren Avenue Suite 109A Toronto Ontario M6R 2G5

(Use A or B, whichever is appropriate)

☐ A. Identification of premises for preservation of liens:

(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:

182D St Helens Ave Toronto Ontario M6H 4A1

(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)



CERTIFICATE FOR PAYMENT

**Owner**      **Robert Kastelic & Kelly Buffey**  
1000178634 Ontario Inc.  
182D Saint Helens Ave  
Toronto, ON M6H 4A1

**Project:** **Office Renovation**  
182D St. Helens Ave Toronto, ON M6H 4A1

**Consultant**   RUB Design

**Project No:** 2209

**Contractor:** Cliff & Evans Ltd  
209 Wicksteed Ave Suite 44  
Toronto, On, M4G 0B1

**Date of Issue:** Sept 25 2024

**Certificate No:** 12

This is to certify that the value of the Work performed and Products delivered to the Place of Work as of Sept 3, 2024 is: \$1,843,284.98  
**[Percentage Work Complete]** 100.0% (Exclusive of H.S.T.)


Contract Summary			
1	Original Contract Price <i>(excluding H.S.T.)</i>	\$1,698,597.05	
2	Approved Change Orders	\$144,687.93	
3	Current Value of Change Directives	\$0.00	
4	Value of Contract Price on last day of payment period (1+2+3)	\$1,843,284.98	\$1,843,284.98
5	H.S.T. at 13.0%		\$239,627.05
6	Total amount payable for the construction of the Work (including H.S.T. 4+5)		\$2,082,912.03

Certification Summary			
7	Total Certified	\$1,843,284.98	
8	Total Holdback @ 10%	\$0.00	
9	Holdback Released	\$184,328.50	
10	Current Holdback Retained (8-9)	\$0.00	
11	Amount <i>(value of Work performed and Products delivered to the Place of Work less holdback retained (7-10))</i>	\$1,843,284.98	\$1,843,284.98
12	Less amount from previous certificate #10 <i>(Item 11 from previous certificate)</i>	\$1,658,956.48	
13	Amount of Contract Price payable current period (11-12)	\$184,328.50	\$184,328.50
14	H.S.T. at 13.0% [Not applied to Deposit]	\$23,962.71	\$23,962.71
15	<b>Amount payable this Certificate including H.S.T. (13+14)</b>		<b>\$208,291.21</b>

**Certified & Stamped by the Architect:**

Roland Ulfig - Architect - RUB Design

**Name & Title**

**Signature**

Sept 25 2024

**Date of Issue**