

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

*Construction Act*

**CITY OF TORONTO**

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

**4978 (TSCC 1722) YONGE ST TORONTO 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:

**THE ULTIMA ON BROADWAY (NORTH TOWER ) COMMON ELEMENT REFURBISHMENT PROJECT**

(short description of the improvement)

to the above premises was substantially performed on **September 13, 2024**

(date substantially performed)

Date certificate signed: **September 20, 2024**



(payment certifier where there is one)

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

Name of owner: **THE ULTIMA ON BROADWAY**

Address for service: **4968 YONGE ST, TORONTO ON, M2N 7G8**

Name of contractor: **KAYCONDO GC INC**

Address for service: **1155 BARMAC DR., UNIT 1B, NORTH YORK, ON M9L 1X4**

**SHIELDS + ASSOCIATES Interior**

Name of payment certifier (where applicable): **Design Consultant**

Address: **130 Queens Quay East West Tower Suite 904 Toronto ON M5A 0P6**

(Use A or B, whichever is appropriate)

☒ A. Identification of premises for preservation of liens:

**4978 Yonge St. Toronto ON**

(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)