

October 8, 2024

ROMA Building Restoration Ltd.  
20 Cadetta Road  
Brampton, ON  
L6P 0X4

**Attn: Joe Battisti, Vice President**

Email: [joe@roma-restoration.ca](mailto:joe@roma-restoration.ca)

**Re: Ridgeford Place, 25 Thunder Grove, Toronto – Window Replacement and Cladding Repairs  
Certificate of Substantial Performance**

Sense Project No. 19tR053C

Dear Joe,

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 the completion of the project. Receipt of the following information will also be required:

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

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

In accordance with the Contract dated September 5, 2022, 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 October 2, 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 \$9,000, which is less than the \$66,540.88 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 periods for the various components of this project are outlined below:

- Aluminum Windows – 5 Years
- Glazing – 10 Years
- Exterior Sealant – 10 Years
- Silicone Elastomeric Coatings – 10 Years

All other aspects of the work have a 2-year warranty.

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

Yours Truly,  
**Sense Engineering**



**Rajeev Saravanamuthu**, P.Eng.  
Project Manager (416) 316-7717



**Bill Sullivan**, P.Eng.  
Project Principal (905) 490-8036



**Haneefah Bakare**, B.Eng  
Project Associate (519) 992-7553

cc: Luca Greco, Roma Building Restoration Ltd.  
Kirk Lereverend, DMS Property Management Inc.  
Debra Zalter, DMS Property Management Inc.

Email: luca@roma-restoration.ca  
Email: klereverend@dmsproperty.com  
Email: dzalter@dmsproperty.com

**Attachments:**

1. Certificate of Substantial Performance



**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)

25 Thunder Grove, Toronto

\_\_\_\_\_  
(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:

Window Replacement and Cladding Repairs

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

to the above premises was substantially performed on October 2, 2024  
(date substantially performed)

Date certificate signed: October 8, 2024



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

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

Name of owner: DMS Property Management Inc.

Address for Service: 310 Highway 7, Locust Hill, ON L0H 1J0

Name of Contractor: Roma Building Restoration Ltd.

Address for Service: 20 Cadetta Road, Brampton, ON L6P 0X4

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

Address: 15 – 10 Greensborough Village Circle, Markham, ON L6E 1H6

(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:

PCL M-2, SECT M1605 PT BLK M, PL 66M1605 DESIGNATED AS PTS 1 & 2 66R13085; SUBJ TO EASE OVER PT 1  
66R13085 AS IN A476865 & A486775; S/T EASE

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