



October 11, 2024

Industrial Roofing Services Limited
22 Creditstone Road
Concord, ON L4K 1N9

Attn: Doug Fletcher, Project Manager

doug@industrialroofing.ca

Dear Doug,

**RE: 4884 Dufferin Street, North York- Unit 5, 6, 7 and 8 Roof Replacement
Certificate of Substantial Performance**

Attached is a copy of the Certificate of Substantial Performance for the above project.

The statutory holdback for the above project will be eligible for release by the Owner, given there are no liens registered against the property, 60 days after publication of Substantial Performance.

The following documentation will need to also be provided:

- Invoice requesting the Release of Holdback;
- WSIB Clearance Certificate;
- Release of Holdback Statutory Declaration;
- Confirmation of publication of substantial performance; and
- Manufacturer Warranty

Our Certificate for Payment for the Release of Holdback will be issued after receiving the above documents and confirmation of any outstanding work being completed.

In accordance with the Contract dated July 15, 2024, 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 11, 2024, hereby certifies that:

1. The project scope of work or majority portion of the work is ready for use and may be used for the purpose intended,

and
2. The outstanding value of work to be completed or corrected under the Contract is less than \$6,000. This amount is less than \$8,614.50 as calculated per the maximum limit allowed by the Construction Act of Ontario, and the Contract is deemed substantially performed.

The date of substantial performance defines the start of the warranty period. The contractor warranty period for this work is 2 years, and manufacturer warranty period is 10 years. Receipt of this Certificate for Substantial Performance does not discharge the Contractor or any of their Subcontractors from their requirement to complete the work within the terms of the Contract.

Please call if you have any questions.

Sincerely,

W. ALLEN PARTNERS



W. Allen Lyte, B.Tech., C.E.T., RRO

Principal

416-358-8190

alyte@wapeng.ca

cc: Bob Athwal, Property Manager

bathwal@glencorp.com

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)

4884 Dufferin Street, North York

(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:

Unit 5, 6, 7 and 8 - 2024 Roof Replacement

(short description of the improvement)

to the above premises was substantially performed on **October 11, 2024**

(date substantially performed)

Date certificate signed: **October 11, 2024**



(payment certifier where there is one)

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

Name of owner: **Glen - 4884 Dufferin Limited**
c/o Glen Corporation

Address for service: **100 Scarsdale Rd, North York, ON M3B 2R8**

Name of contractor: **Industrial Roofing Services**
Limited

Address for service: **22 Creditstone Road, Concord, ON L4K 1N9**

Name of payment certifier (where applicable): **W. Allen Partners Inc.**

Address: **6-14845 Yonge Street, Suite 222, Aurora, ON L4G 6H8**

(Use A or B, whichever is appropriate)

- ☒ A. Identification of premises for preservation of liens:
PT BLK W & X PL 8172 PTS 5, 6 & 7, 64R3748 TWP OF YORK/NORTH YORK (AMENDED 02/01/21 BY HG) , CITY OF TORONTO

(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, a concise description of the premises, including addresses,
and the name and address of the person or body to whom the claim for lien must be given)