



February 26, 2020

Décor Building Services Ltd.  
24 Millwick Dr.  
Toronto, ON M9L 1Y3

**Attention: Nilton Espinola, Project Manager**

Dear Nilton:

**Subject: 3888 Duke of York Blvd., Mississauga  
Restoration and Protection of the Window/Building Cladding Caulking  
Certificate of Substantial Performance**

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 publication of Substantial Performance. Receipt of the following information will also be required:

- Invoice for Release of Holdback with:
  - WSIB Clearance Certificate; and
  - Statutory Declaration.
- Confirmation of Publication of Substantial Performance
- A better understanding of the parties involved is required to assist in potential future disputes or warranty claims. Please provide the name, address, telephone number, and contact person of:
  - general contractor
  - sub-contractors
  - material manufacturers
  - material suppliers

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

In accordance with the Contract dated November 4, 2019 between the Contractor and the Owner, and on the basis of a joint meeting with the Contractor on February 25, 2021, the Consultant on behalf of the Owner, 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 \$500.00, which is less than the \$29,235 maximum limit required by the Construction Lien 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 period for this work is 2 years.

Suite 300  
4 Hughson Street South  
Hamilton, ON, Canada L8N 3Z1

T: +1 905 529-4414  
F: +1 905 521-2699  
wsp.com



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

Sincerely,

A handwritten signature in black ink that reads 'Hannah Weger'.

Hannah Weger, B.E., M.B.Sc  
Building Science Consultant

A handwritten signature in black ink that reads 'Edgar Furtado'.

Edgar Furtado, P.Eng.  
Project Manager

Encl.            Certificate of Substantial Performance

Dist:        Rachael Macwan – DEL Property Management  
              Nilton Espinola – Décor Building Services  
              Victor Leal – Décor Building Services  
              Shonagh McNeill, - Décor Building Services Ltd.

Ovation2.pm@delcondo.com  
nilton@dbgl.ca  
victor@dbgl.ca  
info@decorbuildingservices.ca

WSP Ref.:    191-09361-01



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

*Construction Act*

Mississauga

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

3888 Duke of York Blvd., Mississauga

(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:

Restoration and Protection of the Window/Building Cladding Caulking

(short description of the improvement)

to the above premises was substantially performed on

February 25, 2021

(date substantially performed)

Date certificate signed: February 26, 2021

WSP Canada Inc.

(Payment Certifier where there is one)

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

Name of owner: PSCC No. 754 c/o DEL Property Management

Address for service: 3888 Duke of York Blvd., Mississauga, ON L5B 4P5

Name of contractor: Décor Building Services

Address for service: 24 Millwork Dr., Toronto, ON M9L 1Y3

Name of payment certifier: WSP Canada Inc.

Address: 4 Hughson St. S., Suite 300, Hamilton, ON L8N 3Z1

(Use A or B, whichever is appropriate)

A. Identification of premises for preservation of liens:

Part of Block 4, Plan 43M-893, part of Blocks 3 and 5 on Plan 43M-677 and part of Lot 24 on Plan B-25, being more particularly designated as Parts 6, 10, 11, 12, 14, 15 17 and 18 on Reference Plan 43R-28984

(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)