



2021-07-21

Lor-Issa Construction Inc.
3140 Carp Road
Carp, ON, K0A 1L0

Attention: Julien Gagne, Project Manager

Dear Sir:

**Subject: Marina Bay – 2871 Richmond Road, Ottawa
Window Restoration – 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 completion of the project. Receipt of the following information will also be required:

- Invoice for Release of Holdback with:
 - WSIB Clearance Certificate; and
 - Statutory Declaration.
- Statement of warranty from the contractor, Lor-Issa Construction Inc., for 2 years and from the window hardware manufacturer, for 5 years.

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

In accordance with the Contract dated March 3, 2021 between the Contractor and the Owner, and on the basis of a joint inspection with the Contractor on July 8, 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 Contract is deemed complete.

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.

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

2611 Queensview Drive, Suite 300
Ottawa, ON, K2B 8K2

T: +1 613 829-2800

T: +1 613 829-8299
wsp.com



Sincerely,

Erin Hemm, EIT
Building Science Consultant

James Martin, P.Eng
Project Manager

Encl. Certificate of Substantial Performance

Dist: Julien Gagne Julien@lorissa.ca
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James Martin James.Martin@wsp.com

WSP Ref.: 191-04321-00



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

Construction Act

Ottawa

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

2871 Richmond Road, Ottawa, ON, K2B 8M5

 (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 Restoration

 (short description of the improvement)

to the above premises was substantially performed on

July 8, 2021

 (date substantially performed)

Date certificate signed: July 21, 2021

WSP Canada Inc.

 (Payment Certifier where there is one)

 Stephanie Robinson, P.Eng
 Director, Building Sciences Eastern Canada

Name of owner: Carleton Condominium Corporation No.268 c/o 20/20 Property Management Ltd.

Address for service: 2129 Carp Road, Ottawa, ON, K0A 1L0

Name of contractor: Lor-Issa Construction Inc.

Address for service: 3140 Carp Road, Carp, ON, K0A 1L0

Name of payment certifier: WSP Canada Inc.

Address: 2611 Queensview Drive, Suite 300, Ottawa, ON, K2B 8K2

(Use A or B, whichever is appropriate)

A. Identification of premises for preservation of liens:

Marina Bay Condominium, 2871 Richmond Road, Ottawa, ON, K2B 8M5

 (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)