



February 19, 2020

KIB Building Restoration Inc.  
5320 Bradco Boulevard  
Mississauga, ON L4W 2K8

**Attention: Anthony Monardo, Project Manager**

Dear Anthony:

**Subject: 38 Avenue Road, Toronto  
2019 Sealant Replacement & Masonry Repairs – 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:

- Progress Invoice No. 3 and Invoice for Release of Holdback with:
- WSIB Clearance Certificate; and
- Statutory Declaration.

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

In accordance with the Contract dated May 30, 2019 between the Contractor and the Owner, and on the basis of a joint inspection with the Contractor on January 29, 2020, 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. The warranty period for this work is two years.

Floor 5  
600 Cochrane Drive  
Markham, ON, Canada L3R 5K3

T: +1 905 475-7270  
F: +1 905 475-5994  
wsp.com



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

Sincerely,

  
Brendan Keefe, B.Eng., E.I.T.  
Building Sciences Consultant

  
Len Gurunlian, M.Eng., P.Eng.  
Senior Project Manager

  
John Kosednar, P.Eng.  
Senior Project Director

Encl. Certificate of Substantial Performance

Dist:	Anthony Monardo	E-mail: amonardo@kibrestitution.com
	Josefina Motton	E-mail: jmotton@princearthurresidence.com
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WSP Ref.: 191-04256-00



**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)

38 Avenue Road, 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:

2019 Sealant Replacement and Masonry Repairs

(short description of the improvement)

to the above premises was substantially performed on

January 29, 2020

(date substantially performed)

Date certificate signed: February 13, 2020



WSP Canada Inc.

(Payment Certifier where there is one)

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

Name of owner: Metropolitan Toronto Condominium Corporation No. 1276

Address for service: 38 Avenue Road, Toronto, ON M5R 2G2

Name of contractor: KIB Building Restoration Inc.

Address for service: 5320 Bradco Boulevard, Mississauga, ON L4W 2K8

Name of payment certifier: WSP Canada Inc.

Address: 2300 Yonge Street Suite 2300, Toronto, ON M4P 1E4

(Use A or B, whichever is appropriate)

A. Identification of premises for preservation of liens:  
 38 Avenue Road, Toronto, ON Parts of Lots 25, 26, 27, 28 and 29 on Registered Plan 301Y and Lots 1, 2, 3 and 4 on Registered Plan 371Y designated as PART 1 on Reference Plan 66R-18428

(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)