
Tuesday, November 3, 2020

The Salvation Army

2 Overlea Boulevard
Toronto, ON.

RE: Salvation Army JTL | **Certificate of Substantial Performance**
Project No. 2016-38

ATTN: Vinny Mithra, Project Coordinator

Dear Vinny,

In accordance with Section 32 of the Construction Act, R.S.O. 1990, we have certified that **MBuilds (NWO) Limited Partnership** had substantially performed the work of above noted project on **19-OCTOBER-2020**. Under the new Construction Act, this project was procured prior to the July 1, 2018 changes and therefore we are of the understanding that it remains under the 45-day Lien Period.

Please find attached Form 6 certifying Substantial Performance of the work in accordance with the Construction Act. Please be aware that the date of Substantial Performance is a significant milestone in a project. Not only does it serve to notify the Contractor to publish the certification to commence the 45-day lien period, it is also the date upon which you (the Owner) assume responsibilities for the project. These would be, but not limited to, maintenance, utility costs, insurance, and legal liabilities of the land.

We have established the value of work complete to be in accordance with the Construction Act. Under the terms of the Construction Act, Part IV, Sentence 22(2) Finishing Holdback, a separate holdback will be held for finishing work in order that the basic holdback period can commence based on building occupancy and the attached Certificate of Substantial Performance.

Based on this certification we hereby advise you that in accordance with Section 31 of the Construction Act, R.S.O. 1990, the release of the basic holdback shall be due on the 46th day after publication of the certification by **MBuilds (NWO) Limited Partnership**.

Upon receipt of proof of publication and the Contractor's invoice for release of statutory holdback, we will issue a certificate of payment which will be due and payable on the day following the expiry date of the 45-day lien period and confirmation from your lawyer that no liens have been registered against the land.

We trust that the above noted and attached Certificate and supporting documentation are satisfactory. Should you have any questions with regard to the above, or have any information that would alter our recommendation please contact the undersigned.

Yours Truly,



Cory R. Stechyshyn, OAA

President + Architect | i4architecture

cc: Anthony Yozipovic, Project manager - MBUILDS (NWO)

Form 6

Construction Lien Act

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

Thunder Bay, Ontario

(County/District or Regional Municipality/City or Borough of Municipality of Metropolitan Toronto in which premises are situate)

545 Cumberland Street North, Thunder Bay, Ontario P7A 4S2

(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:

The Salvation Army - Journey to Life Centre

(short description of the improvement)

to the above premises was substantially performed on 19-OCTOBER-2020

(date substantially performed)

Date certificate signed: 3-NOVEMBER-2020

C. Stechyshyn Architect Inc. (o/a i4architecture)

(payment certifier where there is one)

[Handwritten signature]

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

Name of owner The Governing Council of The Salvation Army in Canada

Address for service 2 Overlea Boulevard, Toronto, Ontario M4H 1P4

Name of contractor MBuilds (NWO) Limited Partnership (formerly "Mansfield (NWO) Construction")

Address for service 955 Cobalt Crescent, Thunder Bay, ON P7B 5Z4

Name of payment certifier C. Stechyshyn Architect Inc. / i4architecture

(where applicable)

Address 12 St Paul Street, Thunder Bay, ON P7A 4S5

(Use A or B whichever is appropriate)

A. Identification of premises for preservation of liens:

545 Cumberland Street North, Thunder Bay, Ontario P7A 4S2

(where liens attach to premises, reference to lot and plan or instrument registration number)

LOTS 11 TO 14 (INCLUSIVE), BLOCK 65 REGISTERED PLAN 121; PART OF THE NORTH SUBDIVISION OF SECTION 37; PART OF MINING LOCATION 7, MERRICK'S SURVEY; AND LANE RD 138428 AND 142648, AND A PORTION OF THE ABUTING STREET ALLOWANCE

B. Office to which claim for lien and affidavit must be given to preserve lien:

(where liens do not attach to premises)