



September 21, 2022

Smid Construction Ltd.  
460 Finley Avenue,  
Ajax, ON L1S 2E3

**Attn: Scott Wood, Vice President**

**e: scott@smid.ca**

Dear Scott,

**RE: 511 The West Mall, Toronto - Targeted Garage Roof Slab Waterproofing Repairs  
Certificate of Substantial Performance**

In accordance with Section 32 of the Construction Act, we certify that Smid Construction Ltd. has substantially performed the work at the above noted project on August 24, 2022. A copy of the Certificate of Substantial Performance is attached.

Please submit your invoice for release of holdback and statutory declaration.

Based on this certification and in accordance with Section 31 of the Construction Act, the release of holdback shall be due on 61<sup>st</sup> day after completion, which is October 23, 2022.

Please arrange for the City of Toronto's assigned permit reviewer to visit site for their final inspection.

The date of substantial performance defines the start of the warranty period. The warranty period for the work performed as part of this Contract is 2 years.

Please contact us should you have any questions with regard to the above.

Yours truly,

**Synergy Partners Consulting Ltd.**



Gavin Lobo, P.Eng.  
Project Manager  
416-459-8465

cc: Mazen Bounajm, Board President  
cc: Romina Talarico, Condominium Manager

e: mazen.najem@gmail.com  
e: Romina.talarico@wilsonblanchard.com

Attachment: Certificate of Substantial Performance

21TR215D.CSP

FORM 9

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

*Construction Lien Act*

City of Toronto

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

511 The West Mall

*(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:

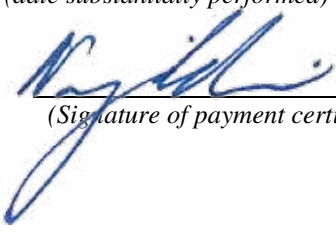
Targeted Garage Roof Slab Waterproofing Repairs

*(short description of the improvement)*

to the above premise was substantially performed on: August 24, 2022

*(date substantially performed)*

Date certificate signed: September 21, 2022

  
*(Signature of payment certifier where there is one)*

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

Name of owner: York Condominium Corporation 86

Address for service: c/o Wilson Blanchard Management Inc.

511 The West Mall, Toronto, ON M9C 1G5

Name of contractor: Smid Construction Ltd.

Address for service: 460 Finley Avenue, Ajax, ON L1S 2E3

Name of payment certifier: Synergy Partners Consulting Limited

*(where applicable)*

Address: 3200 Dufferin Street, Suite 300, Toronto, Ontario, M6A 3B2

*(Use A or B whichever is appropriate)*

A. Identification of premises for preservation of liens:

511 The West Mall, Toronto, ON M9C 1G5

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

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

*(where liens do not attach to premises)*