



March 27, 2024

SMID Construction Limited  
460 Finley Ave  
Ajax, ON L1S 2E3

**Attn: Scott Wood, Vice President**

**e: scott@smid.ca**

Dear Scott,

**Re: 5444 Yonge Street, Toronto – Targeted Garage Post-Tensioning Repairs  
Certificate of Substantial Performance**

In accordance with Section 32 of the Construction Act, we certify that Smid Construction Limited has completed the work at the above noted project on March 8, 2024. A copy of the Certificate of Substantial Performance is attached.

Please submit your invoice for release of holdback, statutory declaration, and proof of publication of this Certificate.

Based on this certification and in accordance with Section 31 of the Construction Act, the release of holdback shall be due on May 8, 2024.

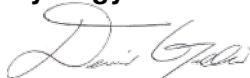
Please arrange for the City of Toronto's assigned permit reviewer to visit site for their final inspection.

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, except for the following items as specified or agreed by you:

- Elastomeric Vehicular Traffic Coating – 5 years

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

Yours truly,  
**Synergy Partners Consulting Ltd.**

  
David Gallucci, B.A.Sc.  
Senior Project Associate  
647-389-1037

  
Michael New, P.Eng.  
Senior Project Manager  
647-330-3410

cc: Bes Kondi, Property Manager – DEL Property  
Josh Peralta, Project Manager – Smid Construction

e:skyview@delcondo.com  
e: josh@smid.ca

Attachment: Certificate of Substantial Performance

22TR308E.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)*

5444 Yonge Street, 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:

Targeted Garage Post-Tensioning Repairs

*(short description of the improvement)*

to the above premise was substantially performed on: March 8, 2024

*(date substantially performed)*

Date certificate signed: March 27, 2024

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

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

Name of owner: Metropolitan Toronto Condominium Corporation 680 c/o DEL Property Management

Address for service: 5444 Yonge Street, Toronto, ON M2N 6J4

Name of contractor: SMID Construction

Address for service: 460 Finley Ave., 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:

PART OF LOT 20, CONCESSION 1 WEST OF YONGE STREET AND PART OF LOT 3 –  
REGISTERED PLAN 2057 (YORK)

*(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)*