

**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)

**656 Annette Street, Toronto, Ontario**

(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:

**Major renovation including the addition of 2 storeys for a four-storey mixed use building.**

(short description of the improvement)

to the above premises was substantially performed on **March 28, 2024**

(date substantially performed)

Date certificate signed: **June 19, 2025**

(payment certifier where there is one)

Signed by:

*Matt Spoke*

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

Name of owner: **656 Annette Holdings Inc.**

Address for service: **201-2876 Dundas St. West, Toronto, ON M6P 1Y8**

Name of contractor: **656 Annette Holdings Inc.**

Address for service: **201-2876 Dundas St. West, Toronto, ON M6P 1Y8**

Name of payment certifier (where applicable):

Address:

(Use A or B, whichever is appropriate)

A. Identification of premises for preservation of liens:  
**PT LT H PL 872 ANNETTE RUNNYMEDE ANNEX AS IN WT117873; ST WT117873; TW WT117873  
EXCEPT EASEMENT THEREIN (SECONDLY DESCRIBED); T/W CT957963; TORONTO  
(YORK/TORONTO), CITY OF TORONTO**

(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, the name and address of the person or body to whom the claim for lien must be given)