

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)

45 Sunrise Avenue, 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:

P1 Level Local Parking Garage Repairs

(short description of the improvement)

to the above premises was substantially performed
on

July 14, 2025

(date substantially performed)

Date certificate signed: **July 16, 2025**

(payment certifier where there is one)

**Metro Toronto Condominium
Corporation No. 540 c/o Andrejs
Management Inc.**

Name of owner:

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

Address for service: **45 Sunrise Avenue, Toronto, Ontario M4A 2S3**

Name of contractor: **Avangarde Restoration Corp.**

Address for service: **10 Milner Business Court, 3rd Floor, Toronto, Ontario M1B 3C6**

Name of payment certifier (where applicable): **Remy Consulting Engineers Ltd.**

Address: **75 Westmore Drive, 2nd Floor, Toronto, ON M9V 3Y6**

(Use A or B, whichever is appropriate)

A. Identification of premises for preservation of liens:

45 Sunrise Avenue, Toronto, Ontario M4A 2S3

(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)