

FORM 9

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

*Construction Lien Act*

City of Markham

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

7700 Bayview Avenue (Glynnwood Retirement Residence)

*(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:

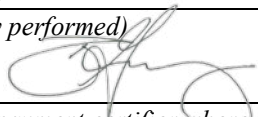
Suite 225 Water Leakage Repairs

*(short description of the improvement)*

to the above premise was substantially performed on: November 7, 2025

*(date substantially performed)*

Date certificate signed: November 12, 2025

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

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

Name of owner: Cogir Management Corp on Behalf of LE1072

Address for service: 5015 Spectrum Way, Suite 600, Mississauga, ON L4W 0E4

Name of contractor: Avangarde Restoration Corp.

Address for service: 10 Milner Business Court #300, Toronto, ON M1B 3C6

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:

PT LT 30 CON 1 MARKHAM PTS 11, 12, & 13, 64R4309, PT 1, 65R3599; S/T MA53261; S/T R259737; S/T  
MA101648, R347094 MARKHAM

*(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)*