



October 14, 2025

Absolute Ltd.  
88 Northline Road  
Toronto, ON M4B 3E5

**Attention: Skye Irwin, Senior Project Manager**

Dear Skye :

**Subject: 8 York Street – Toronto, ON  
Amenity Repairs – Certificate of Substantial Performance**

Please find enclosed a copy of the Certificate of Substantial Performance for this project. Provided no liens have been registered against the property, statutory holdback for the project will become due 60 days after completion of the project . Receipt of the following information will also be required:

- Invoice for Release of Holdback with:
  - WSIB Clearance Certificate; and
  - Statutory Declaration.
- Confirmation of Publication of Substantial Performance
- Statement of Warranty Form

Upon receipt of the required information, we shall issue a Certificate for Payment for Release of Holdback.

In accordance with the Contract dated June 5<sup>th</sup> 2025, between the Contractor and the Owner, and on the basis of a joint inspection with the Contractor on September 25, 2025, the Consultant on behalf of the Owner, hereby certifies that:

- 1** The work or a substantial part thereof is ready for use and may be used for the purpose intended; and
- 2** The work is Substantially Performed. The work to be done under the Contract is capable of completion or correction at a cost less than the \$12,026 maximum limit required by the Construction Lien Act.

The issuance of this Certificate does not release the Contractor or any Subcontractor from the duty of completing the Work pursuant to the terms of the Contract. The date of substantial performance defines the start of the warranty period. The warranty period for this work is:

- Contractor warranty: 2 years
- Manufacturer warranty:
  - o Fluid Applied Waterproofing (Section 07 14 00): 25 years
  - o Mechanical Room Waterproofing (Section 07 14 13.04): 5 years
  - o Tiling, Setting, Material and Accessories (Section 09 30 00): 25 years

Should you have any questions, please do not hesitate to contact us.

Sincerely,

  
Adam Broughton, B.A.Sc.  
Building Science Consultant

  
Carl Shakhoul, B.A.Sc.  
Project Manager

  
J. Manuel Estagadinho, B.Tech (Arch. Sci.)  
Project Director

Encl. Certificate of Substantial Performance

Dist: Mathew Noble – [mnoble@iccpropertymanagement.com](mailto:mnoble@iccpropertymanagement.com)  
Skye Irwin – [skye@absolute.ca](mailto:skye@absolute.ca)

WSP Ref.: CA0047637.0579



**FORM 9**  
**CERTIFICATE OF SUBSTANTIAL PERFORMANCE OF THE**  
**CONTRACT UNDER SECTION 32 OF THE ACT**

*Construction Act*

Toronto, Ontario

(County/District/Regional Municipality/Town/City in which premises are situated)

8 York Street, Toronto, ON M5J 2Y2

(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:

Amenity Repairs

(short description of the improvement)

to the above premises was substantially performed on

September 25, 2025

(date substantially performed)

Date certificate signed: October 14, 2025

WSP Canada Inc.

(Payment Certifier where there is one)

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

Name of owner:

Toronto Standard Condominium Corporation No. 1598, Toronto Standard Condominium Corporation No. 1649, and Toronto Standard Condominium Corporation No. 1686. c/o ICC Property Management Ltd.

Address for service:

2875 14<sup>th</sup> Avenue, Suite 300, Markham, ON L3R 5H8

Name of contractor:

Absolute Ltd.

Address for service:

88 Northline Road, Toronto, ON M4B 3E5

Name of payment certifier:

WSP Canada Inc.

Address:

25 York Street, Suite 700, Toronto, ON M5J 2V5

(Use A or B, whichever is appropriate)

A. Identification of premises for preservation of liens:

**In the City of Toronto, in the Province of Ontario, being composed of Part of Blocks 1, 2 and 3, according to a plan registered in the Registry Division of the Toronto Registry Office (No. 66) as Plan 616-E, designated as PARTS 1, 15 and 31 on a plan of survey of record deposited in the Land Titles Division of the Toronto Registry Office as Plan 66R-20928, hereinafter referred to as the "Phase 1 Lands".**

(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:

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(if the lien does not attach to the premises, a concise description of the premises, including addresses,  
and the name and address of the person or body to whom the claim for lien must be given)