

December 15, 2025

MCF Contracting Ltd.  
39 Enterprise Rd.  
Etobicoke, ON M9W 1C4

**Attn: Jack McLaren, President**

**e: [jack@mcfcontracting.com](mailto:jack@mcfcontracting.com)**

Dear Jack,

**RE: 1 Lomond Drive, Toronto – Garage Ramp Repairs  
Certificate of Substantial Performance**

In accordance with Section 32 of the Construction Act, we certify that MCF Contracting has substantially performed the work at the above noted project on November 26, 2025. 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 the 61<sup>st</sup> day after publication.

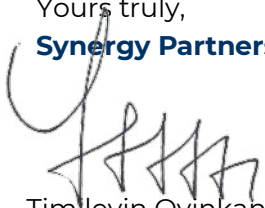
The date of substantial performance defines the start of the warranty period. The warranty period for the work performed as part of this Contract is two years, except for the following items, as specified, which have a five-year warranty :

- Hot fluid-applied rubberized asphalt waterproofing
- Asphaltic traffic coating
- Elastomeric vehicular traffic coating

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

Yours truly,

**Synergy Partners**



Timileyin Oyinkanola, M.A.Sc.  
Project Associate  
647-763-7356



Gavin Lobo, P.Eng.  
Project Manager  
416-459-8465



Naj Jivaji, P.Eng.  
Project Director  
416-358-8037

cc: Lilia Desouza, FirstService Residential  
25TR075C.CSP

e: [Lilia.Desouza@fsresidential.com](mailto:Lilia.Desouza@fsresidential.com)

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)*

1 Lomond Drive, 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:

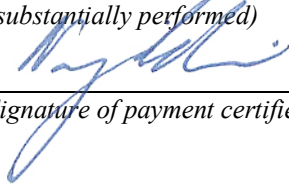
Garage Ramp Repairs

*(short description of the improvement)*

to the above premise was substantially performed on: November 26, 2025

*(date substantially performed)*

Date certificate signed: December 15, 2025

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

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

Name of owner: Metro Toronto Condominium Corporation 1265

Address for service: 1 Lomond Drive, Toronto, ON M8X 2Z3

Name of contractor: MCF Contracting Ltd

Address for service: 39 Enterprise Road, Etobicoke, ON M9W 1C4

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:

1 Lomond Drive

*(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)*