

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

City of Toronto, Ontario

*(County/District or Regional Municipality or City in which premises are situate)*

**23 & 33 Sheppard Avenue East, 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:

**Repair of Underground Parking Garage**

*(short description of the improvement)*

to the above premises was substantially performed on

**Nov 30, 2025**

*(date substantially performed)*

Date certificate signed: **Dec 08, 2025**



*(payment certifier where there is one)*

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

Name of owner: **Toronto Standard Condominium Corporation 1654 & 2112**

Address for service: **23 & 33 Sheppard Avenue East, Toronto**

Name of contractor: **SMID Construction Ltd.**

Address for service: **460 Finley Avenue, Ajax, ON L1S 2E3**

Name of payment certifier: **CCE Group Ltd.**  
*(where applicable)*

Address: **3219 Yonge Street, Unit 135. Toronto, M4N 3N1**

*(Use A or B whichever is appropriate)*

A. Identification of premises for preservation of liens:

**23 & 33 Sheppard Avenue East, Toronto, ON**

*(where liens attach to premises, reference to lot and plan or instrument registration number)*

B. Office to which claim for lien and affidavit must be given to preserve lien:

*(where liens do not attach to premises)*