

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

Toronto

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

142 Pears Avenue, 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:

Localized Garage Repairs

(short description of the improvement)

to the above premises was substantially performed on November 21, 2025

(date substantially performed)

Date certificate signed: December 2, 2025

(payment certifier where there is one)

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

Name of owner: York Condominium Corporation No. 508

Address for Service: c/o GPM Property Management Inc., 242 Applewood Crescent, Unit 5, Concord, ON L4K 4E5

Name of contractor: August Contracting Ltd.

Address for service: 2346 Wycroft Road, Oakville, ON L6L 6M1

Name of payment certifier: Brown & Beattie Ltd.

(where applicable)

Address: 588 Edward Avenue, Unit 49, Richmond Hill, ON, L4C 9Y6

(Use A or B, whichever is appropriate)

A. Identification of premises for preservation of liens:

In the City of Toronto, and former municipality of Metropolitan Toronto, all of Lots 23, 24, 25, 26, 27, and part of lot 28 on Plan 120-E registered in the Lands Registry Office for the Division of Toronto (No.63)

(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)