

April 21, 2026

Ref. Beecroft503.ktc/c

Toronto Standard Condominium Corporation No. 1933  
c/o Del Property Management Inc.  
503 Beecroft Road  
Toronto, ON M3N 0A3

**Attention: Frank Dodich**

[continental.pm@delcondo.com](mailto:continental.pm@delcondo.com)

**Re: 503 Beecroft Road, Toronto**  
**Domestic Hot Water Riser & Kitec Piping Replacements**  
**Date of Substantial Performance: April 13, 2026**

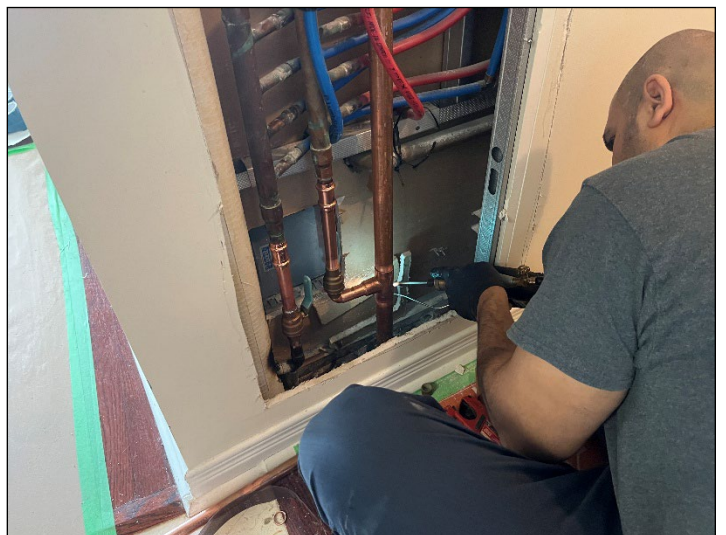
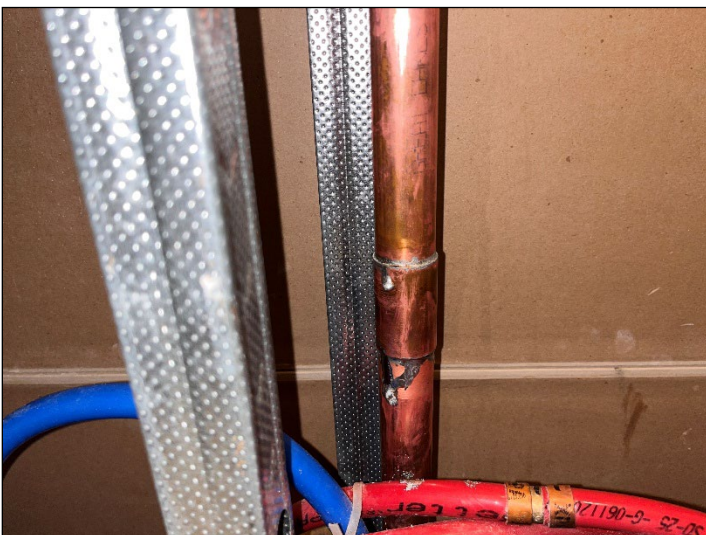
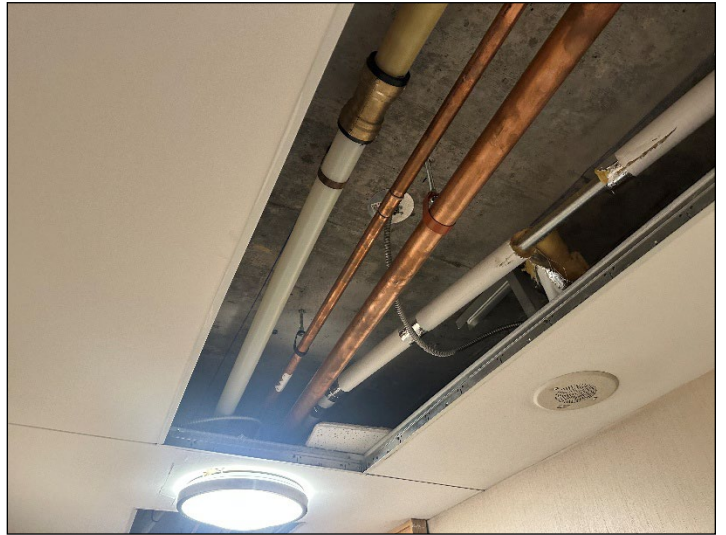
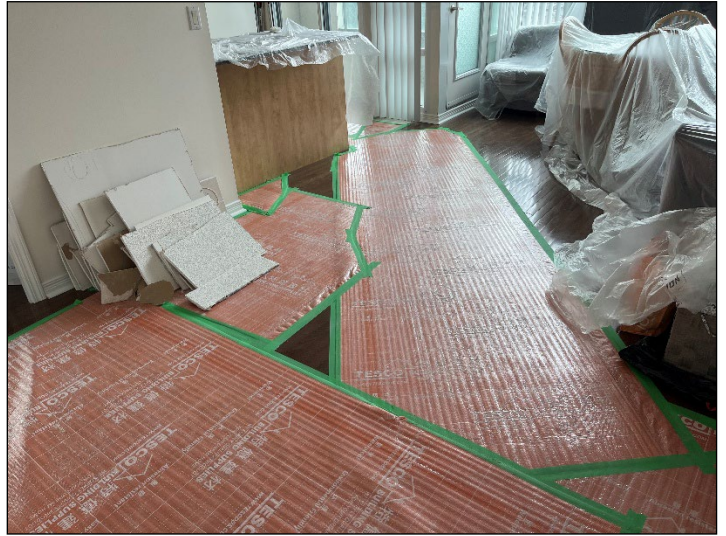
This letter will serve to confirm our opinion that the above work was Substantially Performed in accordance with the Construction Act on the above date. The Work is warranted by the Contractor against faulty workmanship and materials for a period of **5 years** from the date of Substantial Performance. There is additionally an extended warranty for **25 years** on materials from the manufacturer for the in-suite distribution piping.

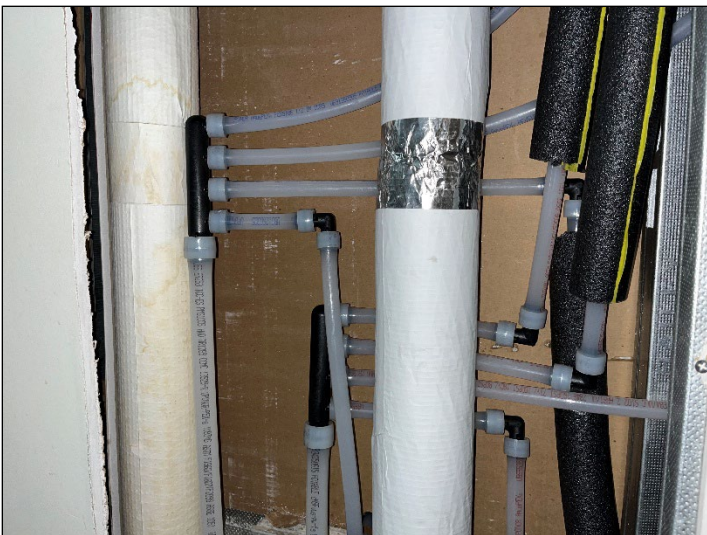
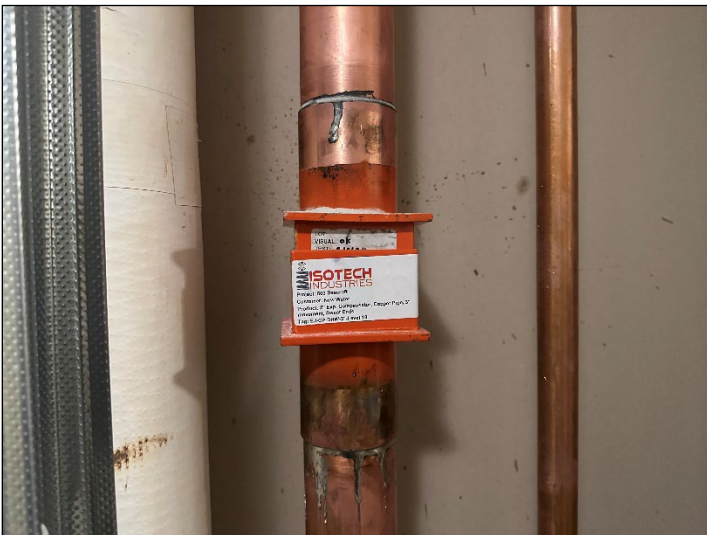
Payment of the 10% Statutory Holdback becomes due 60 days after Substantial Performance is published and upon the Contractor's submission of the following documentation, provided no liens have been registered against the property.

- Request for Release of Holdback
- WSIB Clearance Certificate
- Statutory Declaration
- Confirmation of Warranty
- Confirmation of Publication of Substantial Performance (A copy of the CCDC Form 9 has been enclosed to facilitate publication of Substantial Performance).

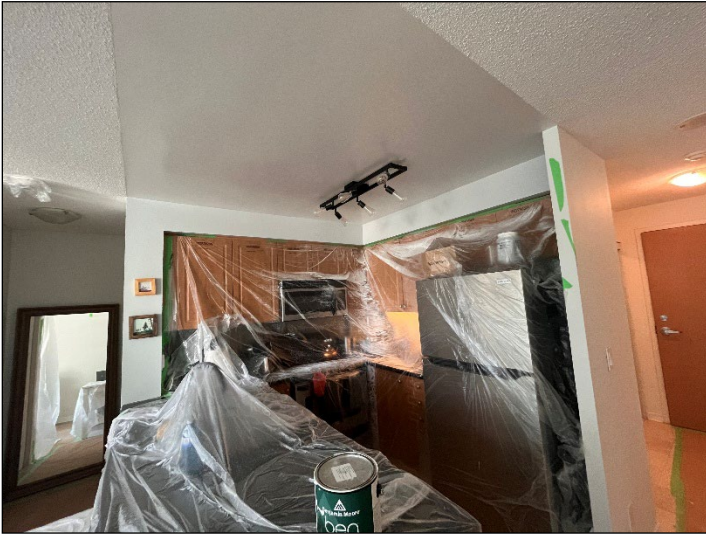
Upon receipt of the above documentation, we will issue a Payment Certificate related to the Release of Holdback.

At this time, we would provide the following photographic summary of the work completed on this project.









Should you wish to review matters further, please contact me at (905) 737-0111.

Yours truly,

**BROWN & BEATTIE LTD.**

Sebastian Law, B.Arch.Sc.

Brad Gascoigne, B.Arch.Sc., BSS

- c. Jeremy Nixon, Brown & Beattie Ltd. ([nixon@brownbeattie.com](mailto:nixon@brownbeattie.com))  
Gordon Halleran, New Water Plumbing Inc. ([gfh@newwaterplumbing.ca](mailto:gfh@newwaterplumbing.ca))  
Zachary Henebury, New Water Plumbing Inc. ([zachh@newwaterplumbing.ca](mailto:zachh@newwaterplumbing.ca))

**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)

503 Beecroft Road, 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:

Domestic Hot Water Riser & Kitec Piping Replacements

(short description of the improvement)

to the above premises was substantially performed on April 13, 2026

(date substantially performed)

Date certificate signed: April 21, 2026



(payment certifier where there is one)

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

Name of owner: Toronto Standard Condominium Corporation No. 1933

Address for Service: c/o Del Property Management Inc., 503 Beecroft Road, Toronto, ON, M2N 0A3

Name of contractor: New Water Plumbing Inc.

Address for service: 34 Doncaster Avenue, Unit 10, Thornhill, ON, L3T 4S1

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, formerly the City of North York, being comprised of all of Lots 92 and 94 and part of Lots 87, 88, 91, 93 and 95 on Registered Plan 3705, all designated as PART 2 on Reference Plan 66R-23281, being all of P.I.N. 10142-1323(LT) and hereinafter referred to as the PHASE 2 CONDOMINIUM 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:

Owner's Address for Service

(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)