



May 18, 2023

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

**Attention: Jack McLaren, President**

Dear Jack:

**Subject: 4000 Yonge Street, Toronto  
2021 Garage 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.

In accordance with the Contract dated April 9, 2021, between the Contractor and the Owner, and on the basis of a joint inspection with the Contractor on May 12, 2023, 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 Contract is deemed complete.

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 the elastomeric waterproofing and preformed expansion joint seal work is five (5) years; the warranty for all other work items is two (2) years.

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

Sincerely,

Jillian Wilson, P. Eng  
Project Manager

Emily Haggarty, P. Eng  
Project Director

Encl. Certificate of Substantial Performance

Dist: Randy Daiter (rdaiter@mandrholdings.com)  
Cathie Wilson (cwilson@mandrholdings.com)  
Jack McLaren (jack@mcfcontracting.com)

WSP Ref.: 201-11922-00



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

*Construction Act*

District of North York

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

4000 Yonge Street, North York, ON, M4N 2N9

\_\_\_\_\_  
 (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:

2021 Garage Repairs

\_\_\_\_\_  
 (short description of the improvement)

to the above premises was substantially performed on

May 5, 2023

\_\_\_\_\_  
 (date substantially performed)

Date certificate signed: May 18, 2023

WSP Canada Inc.

\_\_\_\_\_  
 (Payment Certifier where there is one)

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

Name of owner: The Four Thousand c/o M&R Property Management

Address for service: c/o M&R Property Management, 3250 Pharmacy Ave., Scarborough, ON

Name of contractor: MCF Contracting Ltd.

Address for service: 39 Enterprise Road, Etobicoke, ON

Name of payment certifier: WSP Canada Inc.

Address: 25 York Street, Toronto, ON, M5J 2V5

(Use A or B, whichever is appropriate)

A. Identification of premises for preservation of liens:

Part of Lot 10, Concession 1, West of Yonge Street, Township of North York, Plan R825 Land Titles Toronto

\_\_\_\_\_  
 (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, 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)