

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

*Construction Act*

**CITY OF TORONTO**

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

**1475 THE QUEENSWAY, TORONTO, ON**

(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:

**IKEA ETOBICOKE - HOME DELIVERY ADDITION**

(short description of the improvement)

to the above premises was substantially performed on **FEBRUARY 29, 2024**

(date substantially performed)

Date certificate signed: **FEBRUARY 29, 2024**

**STARK ARCHITECTS INC.**



(payment certifier where there is one)

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

Name of owner: **IKEA PROPERTIES LIMITED PARTNERSHIP**

Address for service: **1065 PLAINS ROAD E., BURLINGTON, ON**

**FORTIS CONSTRUCTION GROUP**

Name of contractor: **INC.**

Address for service: **416 Advance Blvd., Tecumseh, ON N8N 5G8**

Name of payment certifier (where applicable): **STARK ARCHITECTS INC.**

Address: **2560 MATHESON BLVD. E., SUITE 317, MISSISSAUGA, ON L4W 4Y9**

(Use A or B, whichever is appropriate)

A. Identification of premises for preservation of liens:

**IKEA - ETOBICOKE - 1475 THE QUEENSWAY, TORONTO, ON**

(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)