

August 11, 2023

Arrow Property Service  
6679 4th Line Road  
North Gower, Ontario  
K0A 2T0

**ATTENTION: ROY TWILLEY**

**SUBJECT: CERTIFICATE OF SUBSTANTIAL PERFORMANCE  
380 CUMBERLAND ST. - OTTAWA, ON  
DOMESTIC WATER BOILER REPLACEMENT  
GWAL PROJECT NO. 2022-216**

Please find attached Certificate of "Substantial Performance" for the above noted Project hereafter called the "Project".

In accordance with the Contract and the Construction Lien Act, the Work referred to as the Project reached Substantial Performance as defined below on July 31, 2023.

1. For the purposes of the Construction Lien Act, the part of the work is substantially performed,
  - (a) when the improvement to be made under that contract or a substantial part thereof is ready for use or is being used for the purposes intended; and
  - (b) when the improvement to be made under that contract is capable of completion or, where there is a known defect, correction, at a cost of not more than,
    - (i) 3 per cent of the first \$500,000.00 of the contract price,
    - (ii) 2 per cent of the next \$500,000.00 of the contract price, and
    - (iii) 1 per cent of the balance of the contract price. R.S.O. 1990, c. C.30, s. 2 (1).
2. For the purposes of this Act, where the improvement or a substantial part thereof is ready for use or is being used for the purposes intended and the remainder of the improvement cannot be completed expeditiously for reasons beyond the control of the contractor or, where the owner and the contractor agree not to complete the improvement expeditiously, the price of the services or materials remaining to be supplied and required to complete the improvement shall be deducted from the contract price in determining substantial performance. R.S.O. 1990, c. C.30, s. 2 (2).

The work which was completed by July 31, 2023 was ready and being used for the purpose intended and the value of work required to complete the work was less than the value as determined by the formula below:

$$\$113,458 \times 3\% + \$0.00 \times 2\% + \$0.00 \times 1\% = \$3,403.74$$

The warranty for items completed prior to July 31, 2023 shall commence on July 31, 2023. Please provide a list of all warranties and relevant dates in the final operations and maintenance manuals for reference by the owner.

Yours very truly,

**GOODKEY, WEEDMARK & ASSOCIATES LTD.**



Steven Hamilton, P.Eng. | Partner, Senior Mechanical Engineer

SH/cb

e.c.: Daniel Viens (Ottawa Community Housing Corporation)

Steve Hamilton (GWAL - Mechanical)

Thomas McRae (GWAL - Mechanical)

Derek Kennedy (GWAL - Mechanical)

James Moffat (GWAL - Electrical)

Roger Lavictoire (GWAL - Electrical)

Enclosure(s): Form 9 - Certificate of Substantial Performance - One (1) page

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

*Construction Act*

**Ottawa**

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

**380 Cumberland Street, Ottawa, ON, K1N 9P3**

(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:

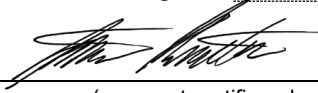
**Domestic Water Boiler Replacement**

(short description of the improvement)

to the above premises was substantially performed on **2023-07-31**

(date substantially performed)

Date certificate signed: **2023-08-11**



(payment certifier where there is one)

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

Name of owner: **Ottawa Community Housing Corporation**

Address for service: **380 Cumberland Street, Ottawa, ON, K1N 9P3**

Name of contractor: **Arrow Property Service**

Address for service: **6679 4<sup>th</sup> Line Rd., Box 239, North Gower, ON, K0A 2T0**

Name of payment certifier (where applicable): **Goodkey Weedmark & Associates Ltd.**

Address: **1688 Woodward Drive, Ottawa, ON, K2C 3R8**

(Use A or B, whichever is appropriate)

A. Identification of premises for preservation of liens:

**380 Cumberland Street, Ottawa, ON, K1N 9P3**

(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)