

**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)

69 Eighth St, Toronto, ON M8V 3C2

(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:

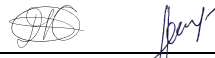
Improvement: conversion of single-family house to fourplex + garage to garden suite

(short description of the improvement)

to the above premises was substantially performed on July 15th 2026  
(date substantially performed)

Date certificate signed: Aug 27th 2026

**Denis Smirnov**  
**Oine Development inc**



(payment certifier where there is one)

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

Name of owner: Pine Development Inc.

Address for service: 80 Marine Parade Dr, #1508, Etobicoke M8V 0A3

Name of contractor: CNB Renovation Ltd

Address for service: 1 King St W, Suite 4800-278, Toronto M5H 1A1

Name of payment certifier (where applicable): \_\_\_\_\_

Address: \_\_\_\_\_

(Use A or B, whichever is appropriate)



A. Identification of premises for preservation of liens:

**legal description: PLAN 1592 PT LOT 257 PT LOT 258**

(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)