

December 18, 2024

Lor-Issa Construction
3140 Carp Road,
Carp, Ontario K0A 1L0

Attn: Chris Carkner, Senior Project Manager

Email: chris@lorissa.ca

**Re: Strathcona Sentier Townhome Community, Ottawa
Window and Balcony Replacement and Cladding Repairs
Certificate of Substantial Performance**

Sense Project No. 22yR010

Dear Chris,

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 the completion of the project. Receipt of the following information will also be required:

- WSIB Clearance Certificate;
- Statutory Declaration;
- Request for Release of Holdback; and
- Confirmation of substantial performance publication.

Upon receipt of the required information, we shall issue a Certificate for Payment for Release of Holdback.

In accordance with the Contract dated July 25, 2023 between the Contractor and the Owner, the Consultant on behalf of the Owner, and on the basis of a joint inspection with the Contractor on December 18, 2024, 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 work is Substantially Performed. The work to be done under the Contract is capable of completion or correction at a cost of not more than \$32,500, which is less than the \$49,778.77 maximum limit required by the Construction Act.

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.

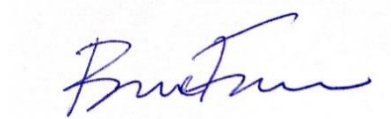
The date of substantial performance defines the start of the warranty period. The warranty period for windows and doors is 2-years and glazing is 5-years, as per Section 01 78 36 – Warranties. All other aspects of the work have a 2-year labour and material warranty.

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

Yours truly,
Sense Engineering



Michael Zinoviev, P.Eng.
Project Associate (613) 898-0888



Bruce Fournier, P.Eng.
Project Manager (613) 799-9848

cc: Julien Gagne
Alex Qualizza

Email: julien@lorissa.ca
Email: alex_qualizza@och.ca

Attachments:

1. Certificate of Substantial Performance



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)

Strathcona Sentier Townhome Community, Ottawa

(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:

Window and Balcony Replacement and Cladding Repairs

(short description of the improvement)

to the above premises was substantially performed on December 18, 2024
(date substantially performed)

Date certificate signed: December 18, 2024

(payment certifier where there is one - signature required)

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

Name of owner: Ottawa Community Housing Corporation

Address for Service: 39 Auriga Drive, Ottawa, ON K2E 7Y8

Name of Contractor: Lor-Issa Construction Ltd.

Address for Service: 3140 Carp Road, Carp, Ontario K0A 1L0

Name of payment certifier (where applicable): Sense Engineering Ltd.

Address: 76 Chamberlain Avenue, Suite 2, Ottawa, ON K1S 1V9

(Use A or B, whichever is appropriate)

- A. Identification of premises for preservation of liens:
Strathcona Sentier Townhome Community, Ottawa

(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)