

# CERTIFICATE OF SUBSTANTIAL PERFORMANCE OF PRIME CONTRACT

(Pursuant to Prompt Payment and Construction Lien Act, Latest Revision)

**Certificate Number** [cert-692db0b6734ec-692db0b6734f0](#)

**Owner** To Dana Stratton, 2 St Clair Ave W #1200, Toronto, ON M4V 1L5

**Project** Interior Alteration

**Address** 5140 Yonge St Suite 1100, North York, ON M2N 6L7

In accordance with the contract dated **2025-10-31** between **Dana Stratton, 2 St Clair Ave W #1200, Toronto, ON M4V 1L5**, the owner, and **Johnathon Passera, 250 University Ave suite 216, Toronto, ON M5H 3E5**, the contractor, the contractor hereby certifies that, WITH EXCEPTION OF THE ITEMS LISTED ON THE ATTACHED PAGE.

1. The work or a substantial part thereof is ready for use.

AND

2. The work is to be done under the contract is capable of completion or correction at a cost of not more than:

**\$300,000.00**

The contractor and its subcontractors shall continue to work towards total completion. Holdback monies withheld under the contract are due and payable in accordance with the time period stipulated by the Prompt Payment and Construction Lien Act. Electronic posting of the signed Certificate via BuildWorks has been agreed to by the parties in accordance with the applicable contract or agreement.

**Signed By** Johnathon Passera **Date:** December 1, 2025, 8:17 am

**Distribution** Owner  
Prime Consultant  
Buildworks Posting

ACA DOCUMENT C  
Supplementary 1  
03/1997  
Rev. 7/2022