

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

*Construction Act*

Etobicoke

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

25 The West Mall, 1338B, Etobicoke, ON, M9C 1B8

(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:

Interior Fit-out of Tim Hortons Store #122202

(short description of the improvement)

to the above premises was substantially performed on 16 December 2025  
(date substantially performed)

Date certificate signed: 01/12/2026

(payment certifier where there is one)

  
Andrew Ribeiro (Jan 12, 2026 14:25:14 EST)   
Jessica Hester (Jan 12, 2026 14:33:23 EST)

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

Name of owner: TDL GROUP CORP.

Address for service: 130 King St West, Suite 300, Toronto ON M5X 1E1

Name of contractor: XBUILT Construction Solutions Inc

Address for service: 52 Hyde Avenue, York, ON M6M 1J4

Name of payment certifier (where applicable): Jessica Armeni

Address: 130 King St West, Suite 300, Toronto ON M5X 1E1

(Use A or B, whichever is appropriate)

A. Identification of premises for preservation of liens:

Tim Hortons #122202, 25 The West Mall, 1338B, Etobicoke, ON, M9C 1B8

(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)











# 122202 - Form 9 for Publication

Final Audit Report

2026-01-12

Created:	2026-01-12
By:	AdminMMR CBRE (adminMMR@cbre.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAFIF7gcx8tpZnCKZmX0W1pCGLqFf2F_Xb

## "122202 - Form 9 for Publication" History

-  Document created by AdminMMR CBRE (adminMMR@cbre.com)  
2026-01-12 - 7:22:27 PM GMT- IP address: 192.151.178.180
-  Document emailed to andrew@xbuilt.ca for signature  
2026-01-12 - 7:23:20 PM GMT
-  Email viewed by andrew@xbuilt.ca  
2026-01-12 - 7:23:39 PM GMT- IP address: 72.136.121.76
-  Signer andrew@xbuilt.ca entered name at signing as Andrew Ribeiro  
2026-01-12 - 7:25:12 PM GMT- IP address: 72.136.121.76
-  Document e-signed by Andrew Ribeiro (andrew@xbuilt.ca)  
Signature Date: 2026-01-12 - 7:25:14 PM GMT - Time Source: server- IP address: 72.136.121.76
-  Document emailed to jhester@rbi.com for signature  
2026-01-12 - 7:25:17 PM GMT
-  Email viewed by jhester@rbi.com  
2026-01-12 - 7:32:31 PM GMT- IP address: 162.10.22.30
-  Signer jhester@rbi.com entered name at signing as Jessica Hester  
2026-01-12 - 7:33:21 PM GMT- IP address: 162.10.22.30
-  Document e-signed by Jessica Hester (jhester@rbi.com)  
Signature Date: 2026-01-12 - 7:33:23 PM GMT - Time Source: server- IP address: 162.10.22.30
-  Agreement completed.  
2026-01-12 - 7:33:23 PM GMT