



104, 92 Church St. S., Ajax, ON L1S 6B4  
Tel: 905-239-0600  
E-mail: [rai@raiarchitect.com](mailto:rai@raiarchitect.com)

---

June 27, 2022

Mr. Alex Enes  
Penalta Group Inc.  
Unit 12B  
108 Iroquois Shore Line  
Oakville, ON  
L6H 3K4

Dear Mr. Quiros,

**Alteration and Addition to Existing  
Canadian Tire Store 460  
4100 Garden Street  
Whitby, ON**

We enclose our completed Form 9 of the Construction Lien Act, Certificate of Substantial Performance, dated June 27, 2022 based on our calculation for the status of the contract.

Release of our Certificate of Substantial Performance does not constitute acceptance of outstanding extra quotations. These will be reviewed and assessed by Canadian Tire Corporation.

Please forward a copy of 'Notice of Publication' of the Certificate to our office, for our files.

Yours truly,

A handwritten signature in black ink, appearing to read 'M. Edelstein', with a stylized flourish at the end.

M. Edelstein B.E.S., B.Arch., OAA

Enc:

cc: Adam McKinlay - CTREL

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

*Construction Act*

**Town of Whitby**

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

**4100 Garden Street, Whitby, Ontario**

(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:

**Alteration and Addition to Existing Canadian Tire Store #460, 4100 Garden Street, Whitby, Ontario**

(short description of the improvement)

to the above premises was substantially performed on **June 24, 2022**

(date substantially performed)

Date certificate signed: **June 27, 2022**



(payment certifier where there is one)

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

Name of owner: **Canadian Tire Real Estate Ltd.**

Address for service: **2180 Yonge Street, Toronto, ON M4P 2V8**

Name of contractor: **Penalta Group Inc.**

Address for service: **Unit 12B, 504 Iroquois Shore Road, Oakville, ON L6H 3K4**

Name of payment certifier (where applicable): **RAI Architect Inc.**

Address: **Suite 104, 92 Church Street South, Ajax, ON L1S 6B4**

(Use A or B, whichever is appropriate)



A. Identification of premises for preservation of liens:

**Pt Lt Con 4 Whitby, Pts 6,7 &8 40R19560, save & except Pt 40R23371, Town of Whitby, Regional Municipality of Durham**

(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)