

## Schedule "A"

### SHORT-TERM RENTAL ACCOMMODATION Renter's Code of Conduct

Licensed Premises

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

All Owner Names: \_\_\_\_\_

Responsible Person's Name: \_\_\_\_\_

Responsible Person's phone number: \_\_\_\_\_

**1. Purpose of the Code**

The purpose of the Renter's Code of Conduct is to acknowledge that Short-Term Rental Accommodation Premises is permitted in residential neighbourhoods and that other residents of these neighbourhoods have the right to enjoy their properties without nuisance. It also outlines specific requirements for Short-Term Rental Accommodations and imposes responsibilities for both Licensees and Renters of such Premises and that Licensees bear the primary responsibility of conveying this information to Renters of the Premises.

**2. Objectives of this Code**

The objective of this Code is to establish acceptable standards of behaviour for Owners and Renters to minimize any adverse impacts on their neighbours and the neighbourhood while protecting the health, safety and well-being of people.

**3. Residential Area**

The Renters acknowledge for themselves and on behalf of Guests that they will be occupying a Short-Term Rental Accommodation that is located in a residential area.

**4. Guiding Principles**

The guiding principles for Short-Term Rental Accommodation Renters are:

- The Premises that you are occupying is a home;
- Treat the Premises as your own;
- Respect the neighbours of the Premises; and
- Leave the Premises as you find it.

**5. Maximum Number of Renters and Guests:**

The maximum number of Renters including Guests permitted at a Short-Term Rental Accommodation premises shall be limited as per the Short-Term Rental Accommodation Licensing By-law.

**6. Noise and Residential Amenity:**

No person shall make noise to cause a disturbance or conduct themselves in a way that is likely to disturb others. Examples of noise that is likely to disturb others at any time include:

- a) Loud music;
- b) Outdoor or backyard gatherings or activities involving excessive noise or disruptive behaviour;
- c) Late evening/early morning disturbances; and
- d) Yelling, shouting, singing or conversing loudly.

Renters and Guests are not allowed to disturb neighbours or interfere with their enjoyment of their properties, or the public realm, at any time of the day or night. Failure to comply with the conditions of the Township Noise By-law may result in charges or legal action being taken.

- 7. **Access and Parking:**  
Please familiarize yourself and your Guests with the on-site parking available on the Premises to ensure ease of access with minimum disturbance to neighbours. All Short-Term Rental Accommodation Premises have vehicle parking requirements as part of the licensing process.
- 8. **Garbage and Recycling:**  
Please familiarize yourself and your Guests with the provisions that have been made for waste management and the day of the week in which waste collection is scheduled. It should be noted that the “putting out” of waste on a non-scheduled day is regulated by the County of Simcoe Waste Management By-law. Waste collection information and pick up times are available on the County of Simcoe’s website.
- 9. **Dwelling Units on Lots on Private Sewage Disposal Systems:**  
Note: Maximum occupancy of a Short-Term Rental Accommodation is based on a maximum of two persons per Bedroom. Exceeding the maximum occupancy may result in the malfunctioning of the septic system and pollution of the ground water system.
- 10. **Fire and Safety Precautions:**  
All Short-Term Rental Accommodations must have operating smoke alarms in accordance with the provisions of the Ontario Fire Code. In Short-Term Rental Accommodations which have a fuel-fired appliance or solid fuel-fired appliance installed or an attached storage garage, the Licensee must ensure that the Building is equipped with carbon monoxide alarms installed outside of the sleeping areas in accordance with the provisions of the Ontario Fire Code. Further, the Licensee must regularly test the alarms to ensure that they are operational. If a Renter discovers that any of the alarms are not operational, the Renter shall immediately notify the Licensee of the deficiency. No person shall disable a smoke and/or carbon monoxide alarm.

I, \_\_\_\_\_ having read the above, acknowledge that I am renting this Premises from a valid Licensee in the Township of Tiny and undertake to conduct myself and those that are occupying this Premises at the same time in accordance with this Code and all other applicable by-laws. I understand that my action, if found in contravention of a by-law, may subject the Licensee to Demerit Points against their Licence and may include enforcement measures against myself, Guests or the Licensee(s).

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Signature of Renter(s)

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Date

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Signature of Renter(s)

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Date

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