
Schedule "A" Short Term Rental License Renter's Code of Conduct

Licensed Premises

Municipal Address: _____

Primary Renters Name: _____

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 a Short-term Rental Premises is permitted and that other residents have the right to enjoy their properties without nuisance. It also outlines specific requirement for Short-term Rental Premises and imposes responsibilities for both Owners, Agents, and Guests of such Premises and that Owners bear the primary responsibility of conveying this information to Renters of the Premises.

2. Objective of this Code

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

3. Guiding Principles

The guiding principles for Short-term Rental Premises 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 found it.

4. Maximum Number of Renters, Occupancy and Guests

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

As per section 4.13, the maximum number of renters shall not exceed ten (10). Children aged 12 years and under are not considered as part of the maximum ten (10).

5. 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.

6. 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 Premises have vehicle parking requirements as part of the licensing process.

7. Garbage and Recycling

Please familiarize yourself and your Guests with the provisions that have been made for waste management and that 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 from the County of Simcoe.

8. Fire and Safety Precautions

All Short-term Rentals must have operating smoke alarms in accordance with the provision of the Ontario Fire Code. In Short-term Rentals which have a fuel-fired appliance or solid fuel-fired appliance installed or in an attached storage garage, the

Owner 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 Owner 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 Owner 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 Owner in the Township of Springwater and undertake to conduct myself and those that are occupying the 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 affect the License renewal, and may include enforcement measures against myself, Owner(s), Renter(s), and Guest(s).