

SHORT-TERM RENTAL ACCOMMODATION Renter's Code of Conduct

1. Purpose of the Code

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

2. Objectives of this Code

The Objective of this Code is to establish acceptable standards of behavior for hosts and renters to minimize any adverse impacts on their neighbours and the neighbourhood.

3. Residential Area

The Renter acknowledges for themselves and on behalf of others 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 premise that you are occupying is a home.
- Treat the premise as your own.
- Respect your neighbours; and
- Leave it as you find it.

5. Maximum Number of Renters and Guests:

The maximum number of Guests permitted at a STR at any time, including non-occupying guests and residents, shall be limited as per the Town's Short-Term Rental By-law and displayed on the STR license on the premise.

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 area residents. Examples of noise that is

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likely to disturb residents at any time include:

- Loud music.
- Outdoor or backyard gatherings or activities involving excessive noise or disruptive behaviour.
- Exceeding occupancy limits at any time.
- Late evening/early morning disturbances; and
- Yelling, shouting, singing, or conversing loudly.

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

7. Functions and Parties:

Short-Term accommodation Renters are not to host functions or parties as occupancy limits apply to the house and property in accordance with the Licence.

8. Access and Parking:

Please familiarize yourself and your guests with the Parking Management Plan for the premises to ensure ease of access with minimum disturbance to neighbours.

9. Recycling and Garbage:

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. Please refer to the Town of Whitchurch-Stouffville website for garbage schedule.

10. Fire and Occupant Safety:

All Short-term Rental accommodations shall have operating smoke alarms, carbon monoxide alarms and fire extinguishers displayed on the STR floor plan. The Owner shall 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 property owner of the deficiency.

Owners and Guests can find copy of the "Fire Safety Rules – Short-Term Rentals" attached which includes contact information for a Responsible Person.

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11. Owner's Additional Responsibilities

All owners and renters of Short-term Rental Accommodations are responsible for compliance with all other Town of Whitchurch-Stouffville by-laws (including, but not limited to the following: Noise By-law, Waste By-law, Open Air Burning By-law, etc.).

I, _____ having read the above, and the terms of the Short-Term Rental accommodations By-law and License, undertake to provide those persons renting my Short-Term Rental accommodation with a copy of the Renter's Code of Conduct and to advise them to act appropriately. I also realize that a violation of the licensing agreement may result in the suspension or revocation of the Short-Term Rental accommodation for my property.

Signature of Applicant for License

Date