

**SCHEDULE 'A'**

**SHORT-TERM RENTAL (STR) – Renter's Code of Conduct**

**1. Purpose of the Code**

- Maximizes the enjoyment of all properties in the Township of Lake of Bays
- Ensures the safe operation of a Short-term Rental Premises
- Acknowledges residents have the right to enjoy their properties without nuisance
- Establishes acceptable standards of behaviour for Renter(s)
- Defines requirements for Renter accountabilities for an STR Premises

**2. Renter acknowledgement of requirements of a Short-term Rental Premises**

**a. Maximum Number of Renters and Guests – Posted in Licence**

- Includes non-occupying guests & residents, two (2) per guest room
- Exceeding occupancy may cause septic system malfunction

**b. Posted documents**

- ✓ VALID STR LICENCE
- ✓ STR PREMISES OWNER & ADDRESS
- ✓ TYPE OF ACCESS AT STR PREMISES: (MUST CHECK ONE)
  - YEAR-ROUND MAINTAINED PUBLIC ROAD
  - SEASONALLY MAINTAINED ROAD
  - PRIVATE ROAD / RIGHT-OF-WAY
  - WATER ACCESS
- ✓ EMERGENCY SERVICES STATEMENT: IF THE TYPE OF ACCESS TO THE STR-PREMISES IS NOT A YEAR-ROUND MAINTAINED PUBLIC ROAD, THE FOLLOWING STATEMENT MUST BE POSTED WITH THE ADDRESS:
  - "DUE TO THIS STR PREMISES NOT ACCESSIBLE BY A YEAR-ROUND MAINTAINED PUBLIC ROAD, EMERGENCY RESPONSE TIMES MAY BE DELAYED TO THIS LOCATION."
- ✓ STR PREMISES EMERGENCY & BY-LAW CONCERN CONTACT PERSON
- ✓ MOST RECENT INSPECTION(S)
- ✓ SITE PLAN (BUILDING LOCATIONS, PARKING PLAN & WASTE STORAGE DETAILS)
- ✓ RENTER'S CODE OF CONDUCT & OWNER'S CODE OF CONDUCT
- ✓ COPY OF NOISE BY-LAW
- ✓ COPY OF PARKING PROVISIONS (REQUIRED PORTIONS OF BY-LAWS)

**c. Short-term Premises shall have the following:**

- ✓ OPERATING SMOKE ALARM(S) AS PER ONTARIO BUILDING CODE; AND
- ✓ CARBON MONOXIDE ALARM(S) AS PER ONTARIO BUILDING CODE; AND
- ✓ ONE (1) CLASS ABC FIRE EXTINGUISHER IN ANY COOKING AREA; AND
- ✓ ONE (1) CLASS BC OR BETTER FIRE EXTINGUISHER ON EACH FLOOR

**3. Renter accountability while using a Short-term Premises**

- a. The Renter acknowledges the STR has posted documents listed above (3(b))
- b. The Renter acknowledges that their actions, if in contravention of any municipal by-law, results in a complaint against the Owner of the Premises, that demerit points may be applied to the STR Licence. These demerit points may cause their Licence to be suspended, revoked, or not renewed.
- c. The Renter acknowledges that continued non-compliance with any by-law may result in enforcement measures being taken against themselves or the Owner. Consider some examples below:
  - Noise contrary to by-law*
  - Number of people using STR Premises contrary to approved Licence*

- Allowing dog(s) off leash, on private or public property, contrary to by-law*
- Parking on the road or Premises contrary to by-law*
- Leaving garbage on Premises that creates nuisance or odour*
- Outdoor burning contrary to by-law*

I, \_\_\_\_\_ having read the above, acknowledge

(PRINT FIRST & LAST NAME CLEARLY)

**that I am renting this Premises from a valid STR Licence holder in the Township of Lake of Bays and undertake to conduct myself and those that are occupying this address at the same time in accordance with this code and all other applicable by-laws. I understand that my actions, if found in contravention of a by-law, may subject the STR Premises Owner(s) to Demerit points against their Licence. This may include enforcement measures against myself, other occupants or the STR Premises Owner(s).**

\_\_\_\_\_  
Signature of Renter(s)

\_\_\_\_\_  
Date