

Renter Code of Conduct

1. The purpose of the Renter's Code of Conduct is to acknowledge that Short-Term Rentals are 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 Rentals and imposes responsibilities for both Owners and Renters of such Short-Term Rentals and that Owners bear the primary responsibility of conveying this information to Renters of the Short-Term Rental.
2. 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. The Renters acknowledge for themselves and on behalf of Guests that they will be occupying a Short-Term Rental that is in a residential area.
4. The guiding principles for Short-Term Rental Renters are:
 - a. The Short-Term Rental that you are occupying is a home;
 - b. Treat the Short-Term Rental as your own;
 - c. Respect the neighbours of the Short-Term Rental; and
 - d. Leave the Short-Term Rental as you find it.
 - e. Maximum Number of Renters and Guests:
5. The maximum number of Renters including Guests permitted at a Short-Term Rental shall be limited as per the Short-Term Rental Licensing By-Law. Exceeding the maximum occupancy may result in the malfunctioning of the septic system and pollution of the ground water system. The maximum number of guests permitted at this Short-Term Rental is ____.
6. 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. Fireworks are only permitted to be discharged between dusk and 11 pm on the two (2) days before and on the following statutory holidays: New Year's Day, Victoria Day, Canada Day, Civic Holiday and Labour Day.
8. Please familiarize yourself and your Guests with the on-site parking available on the Short-Term Rental to ensure ease of access with minimum disturbance to neighbours. All Short-Term Rentals have vehicle parking requirements as part of the licensing process.
9. 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. Waste is only to be set out on the day allocated. Waste collection information and pick up times are available on the Township's website.
10. All Short-Term Rentals must have operating smoke alarms in accordance with the provisions of the Ontario Fire Code. In Short-Term Rentals which have a fuel-fired appliance or solid fuel-fired appliance installed or an attached storage garage, the Owner must ensure that the Short-Term Rental 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.

I, _____ having read the above, acknowledge that I am renting this Short-Term Rental from a valid Owner in the Township of Ashfield-Colborne-Wawanosh and undertake to conduct myself and those that are occupying this Short-Term Rental 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 Owner to Demerit Points against their Licence and may include enforcement measures against myself, Guests or the Owner(s).

Signed _____ Date _____