

SHORT TERM ACCOMMODATION

SAMPLE RENTER'S CODE OF CONDUCT

1. Premise of this Code:

The premise of this Code is that the short term accommodation premises are, for the most part, located in residential neighbourhoods and that the residents of these neighbourhoods have the right to enjoy their own properties without being imposed upon by nuisance from others.

2. Objectives of this Code:

The objective of this Code is to establish acceptable standards of behaviour for renters, and their guests, to minimise any adverse social or environmental impacts on their neighbours and neighbourhood.

3. Residential Area:

The Renter acknowledges for themselves and on the 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 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:

- a) The maximum number of persons occupying a short term accommodation premise shall comply with the number that was issued on the STA licence,

6. Noise and Residential Amenity

No person shall make noise so as to cause a disturbance or conduct themselves in an antisocial behaviour.

Examples of noise that is deemed to be a disturbance include:

- a) Loud music;
- b) Outdoor or backyard gatherings involving excessive noise;
- c) Late or early hour disturbances; and,
- d) Yelling, shouting, chanting and loud conversations

Please be advised that the Town of The Blue Mountains Noise By-law, By-law No. 2002-09, as amended, is in effect 24 hours a day, 7 days a week. The By-law states that:

“NO PERSON SHALL MAKE NOISE OR CAUSE NOISE TO BE MADE OR PERMIT NOISE TO BE MADE THAT WOULD BE LIKELY TO DISTURB THE INHABITANTS OF THE MUNICIPALITY”

Renters and their 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 Town’s Noise By-law may result in the notification of the Ontario Provincial Police who may, upon attendance, issue

a Notice of Offence, which carries with it a fine, upon conviction, of \$615.00 for a first offence.

Please enjoy your stay in the Town of The Blue Mountains but have consideration for others.

7. Functions and Parties

- a) Short term accommodation renters are not to host commercial functions;
- b) So called "party houses" conflict with residential amenity and are not permitted; and,
- c) Any gathering, celebration or entertainment at a short term rental accommodation premise must not conflict with residential amenity and must comply with all the other requirements of this Code and the Town of The Blue Mountains by-laws.

8. Access and Parking

Please familiar yourself and your guests with the Parking Management Plan for the premises so as to ensure ease of access with minimum disturbance to other residents or neighbouring properties.

All short term accommodation premises will have vehicle parking limits, please refer to the Parking Management Plan for the premises.

9. Recycling and Garbage

Please familiar yourself and your guests with the Property Management Plan, including 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 Town's Waste Management By-law.