



SHORT-TERM ACCOMMODATION (STA) RENTER'S CODE OF CONDUCT (RENTER)

1. Purpose of the Code

The purpose of the Renter's Code of Conduct is to acknowledge that Short Term 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 STAs and imposes responsibilities for both owners and renters of such properties and those owners bear the primary responsibility of conveying this information to renters of their property.

2. Objective of this Code

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

3. Residential Area

The Primary Renter acknowledges for themselves and on behalf of other renters that they will be occupying an STA that is located in a residential area.

- a. Guiding Principles
- b. The premises that you are occupying is a home;
- c. Treat the premises as your own; and
- d. Respect your neighbours.

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 area residents as described within the current Town of Wasaga Beach Noise Bylaw. Failure to comply with the conditions of the Town Noise Bylaw may result in an administrative penalty or other legal action being taken.

6. Fireworks

No person shall set off fireworks anywhere within the boundaries of the Town of Wasaga Beach.

7. Access and Parking

Please familiarize yourself and your guests with respect to parking for the premises to ensure ease of access. All STAs have parking requirements as part of the licensing process. If the premises is water access only, please ensure that the area identified for vehicular parking is utilized in accordance with the license.

8. Open Fires

All STAs shall conduct open fires in accordance with the provisions of the Town Open Fire By-law.

9. Guest Behaviour

All Guests are responsible for understanding and abiding by the expectations and regulations set out in the STA By-law to endeavor to limit the impact of the operation of Short-Term Accommodations on the quiet enjoyment of neighbouring property.

- (a) All Guests must comply with the maximum number of occupants permitted within their Short-Term Accommodation and shall not permit the Premises to exceed that maximum by inviting or permitting additional occupants;
- (b) No Guest shall host or participate in disruptive parties and events;
- (c) No Guest shall make noise so as to cause a disturbance or conduct themselves in a nuisance behavior. Examples of noise deemed to be a disturbance include, but are not limited to:
 - i. Loud music
 - ii. Outdoor or backyard gatherings involve excessive noise
 - iii. Late or early hour disturbances
 - iv. Yelling, shouting, hooting or other boisterous activity
 - v. Any other noise that contravenes the Town’s noise By-law
- (d) No Guest shall disturb neighbours or interfere with their quiet enjoyment of their properties.
- (e) No Guest shall park their vehicle in violation of the Town’s Parking By-law or hinder the access of vehicles to neighbouring properties.
- (f) All Guests in charge of any dog, cat, or other pet, shall not permit it to run at large, create any nuisance within the limits of the property, or neighbouring properties and such person shall ensure that any excrement left by any animal in their control is immediately removed and disposed of in a sanitary manner.
- (g) All Guests shall ensure that garbage and waste are disposed of in accordance with the property’s garbage management plan, or that they have contacted the Licensee or their Responsible Person to make arrangements for additional garbage disposal to ensure that the premise is in a sanitary condition. No Guest shall permit the disposal of waste outside of a waste receptacle on the property.

All Guests are required to abide by and comply with all Town of Wasaga Beach By-laws. Any Person who contravenes this section is guilty of an offence under the Provincial Offences Act.

10. Renters Additional Responsibilities

All renters of STAs are responsible for compliance with all other Town of Wasaga Beach By-laws (including, but not limited to the following: Noise Bylaw, Open Bylaw, Fireworks Bylaw, etc.).

I have read the above and have been provided with a copy of the Renter’s Information Package. I realize that a violation of the Town’s Bylaws or the terms herein may result in administrative penalties, legal action or the suspension or revocation of the STA License for the owner of the STA of which I am renting.

Name of Primary Renter (printed)

Signature of Primary Renter

Date