

Sample Renter's Code of Conduct

Schedule 2

Please note this is a sample document, you will need to customize the information and content for your specific STR location. This may include specific house rules and/or site specific information. The final version of the Renter's Code of Conduct must be submitted with your application package for approval by the Township of Ramara. This word document is available electronically at www.ramara.ca for your use.

Renter's Code of Conduct

Bylaw 2020.11

STR Municipal Address: _____, Township of Ramara, ON

Renters Name (Primary Contact): _____

Address: _____

Telephone Number: _____

Date(s) of Rental: _____

The following sections highlighted in green are mandatory and must be included in the final version of the code submitted to the Township.

1. Premise of this Code:

The premise of this Code is that the short term rental accommodation premises are located in the vicinity of other properties and that the residents/occupants of these properties have the right to enjoy their 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 behavior for renters and their guests, and to minimize any adverse social or environmental impacts on their neighbors and neighborhood.

3. Residential Area:

The Renter acknowledges for themselves and on the behalf of others that they will be occupying a short term rental accommodation.

4. Guiding Principles:

The Guiding Principles for short term accommodation renters are:

1. The premise that you are occupying is a home;
2. Treat the premise as your own;
3. Respect your neighbors; and,
4. Leave it as you find it.

Sample Renter's Code of Conduct
Schedule 2

5. Maximum number of Renters and Guests:

1. The maximum number of occupants within this dwelling that is being operated as a short term rental accommodation shall not exceed _____ occupants. (Please note that the maximum number of occupants permitted under Bylaw 2020.11 is 8 Occupants or less based on the approved occupant number stated in the terms/conditions of your STR licence.)
2. The number of non-occupying guests permitted at a short term accommodation premises must not be such that it may conflict with the neighbourhood, amenity and off-street and on-street parking capacities or restrictions.

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:

1. Loud music;
2. Outdoor or backyard gatherings involving excessive noise;
3. Late or early hour disturbances; and,
4. Yelling, shouting, hooting or other boisterous activity.

You must include the yellow highlighted section in Renter's Code if your STR is located in Lagoon City or Bayshore Village

Please be advised that the Township of Ramara Noise Bylaw 2018.44, as amended, is in effect 24 hours a day, 7 days a week in Lagoon City and Bayshore Village. The Bylaw states in Section 2.02 that: "No person within Lagoon City and Bayshore Village shall emit or cause the emission of Noise resulting from any act listed in Schedule "A" of the Bylaw and is clearly audible at a point of reception located in an area of the Township within a prohibited time". The following sections are the most relevant noise types from schedule "A" of the by-law.

Sound	Time Restriction
Fireworks	Prohibited between 11:00 pm & 6:00 am
Amplified sound, musical sound, sound equipment, loud speaker or sound producing equipment operated in a such manner or with such volume to disturb the peace, quiet, comfort or repose of any individual	Prohibited at all times
Howling, barking, whining or persistent excessive noise by any domestic pet.	Prohibited at all times

Sample Renter's Code of Conduct

Schedule 2

Yelling, shouting, hooting or other boisterous activity	Prohibited between 11:00 pm & 6:00 am
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Please consult Noise Bylaw 2018.44, as amended, Schedule "A", found at www.ramara.ca for further information on all prohibited noise by location, type and time.

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 Township's Noise Bylaw (where applicable) or the Short-term Rental Accommodations Bylaw may result in enforcement action by the Township of Ramara Bylaw Enforcement division, contracted Bylaw Enforcement Agency or the Ontario Provincial Police.

7. Municipal Bylaws:

The Township of Ramara has enacted and enforces regulatory bylaws that govern the use of properties, roadways and activities within the township. While renting a short-term rental accommodation you are required to ensure you and your guests comply with all the applicable Municipal Bylaws.

- a. Short-term Rental Accommodations Bylaw 2020.11
- b. Property Standards Bylaw 2019.16
- c. Parking Bylaw 2003.52
- d. Noise Bylaw 2018.44 (Lagoon City & Bayshore Village)
- e. Fireworks Bylaw 2019.40 (Lagoon City & Bayshore Village)
- f. Burning Bylaw 2012.13
- g. Canine Control Bylaw 2005.76
- h. Littering Bylaw 2002.75
- i. County of Simcoe Solid Waste Management Bylaw No. 6256

For a complete list of all regulatory bylaws please visit the Township of Ramara website at www.ramara.ca

8. 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 Township of Ramara by-laws.

Sample Renter's Code of Conduct

Schedule 2

8. Parking

On street parking may be permitted near the Short-term rental, please ensure all posted 'No parking" restrictions are followed, vehicles do not obstruct driveways, fire hydrants, sidewalks or the safe movement of traffic and access for emergency vehicles. Please also note that if your rental occurs during the winter months the parking of vehicles cannot interfere with snow removal, road maintenance (sanding/salting) or be parked on a roadway from November 15th to April 15th, between 12:00 a.m. to 7:00 a.m.

(Please select one or more of the following sections that are the most appropriate or relevant for your STR)

Use for detached dwellings on private lots

- 1- This Short-term Rental Accommodation includes private off-street parking that is sufficient to accommodate the vehicles associated with the maximum permitted occupancy of _____ people. However, it is recommended that guests carpool to reduce the number of vehicles on the property.

Use for Condo properties (designated parking spaces):

- 2- This Short-term Rental Accommodation is located in a condominium, the unit you have rented has _____ reserved parking spots. There are a limited number "guest/visitor" parking spaces that are available on a first come first served basis. In addition there may be additional conditions posted for the use of the guest/visitor parking space(s). It is recommended that guests carpool to reduce the number of vehicles on the property.

Use for Condo properties (common parking spaces/lots):

- 3- This Short-term Rental Accommodation is located in a condominium which has parking available in a common parking lot with no designated parking spaces. There are a limited number parking spaces that are available on a first come first served basis. In addition there may be additional posted conditions for the use of the parking lot. It is recommended that guests carpool to reduce the number of vehicles on the property.

Sample Renter's Code of Conduct
Schedule 2

Use for Additional Parking (Non-occupying Guests/visitors)

Please note that non-occupying guests and visitors may or may not have access to parking on the rental property. Please ensure that all guests and visitors park in appropriate areas. There may also be available on-street parking, please ensure all posted 'No parking" restrictions are followed, vehicles do not obstruct driveways, fire hydrants, sidewalks or the safe movement of traffic and access for emergency vehicles. Please also note that if your rental occurs during the winter months the parking of vehicles cannot interfere with snow removal, road maintenance (sanding/salting) or be parked on a roadway from November 15th to April 15th, between 12:00 a.m. to 7:00 a.m.

9. Garbage, Organics & Recycling:

1- Garbage

Please dispose of all garbage in the bins provided (**indicate location**), do not leave garbage outside or at the roadside for collection. The property manager will ensure garbage is removed or placed for roadside collection by the County of Simcoe (**if applicable**).

2- Organics (Green Bin)

Please dispose of all organic waste (**if applicable**) in the provided containers (**indicate location**), do not leave organics outside or at roadside for collection. The property manager will ensure organics are removed or placed for roadside collection by the County of Simcoe (**if applicable**).

3- Recycling

Please dispose of all recycling (**if applicable**) in the provided containers (**indicate location**), do not leave recycling outside or at roadside for collection. The property manager will ensure recycling is removed or placed for roadside collection by the County of Simcoe (**if applicable**).

Please enjoy your stay but have consideration for others.

Sample Renter's Code of Conduct Schedule 2

Acknowledgement of Code of Conduct

I _____ CERTIFY THAT:
(Print Name)

I have entered into a rental agreement for a Short-term Rental Accommodation located at _____, Township of Ramara, ON, and acknowledge that I have been provided a copy of the Renter's Code of Conduct and confirm that all guests will comply with the terms conditions found within the code of conduct, all municipal by-law's of the Township of Ramara and any applicable Ontario Provincial Statutes.

Date _____ Signature _____