

Short-Term Accommodation Licensing Program: Renter's Code of Conduct

Licensed Premises Municipal Address:	
Name of Licensee:	
Responsible Person's Name:	
Responsible Person's Telephone Number:	

1. Purpose of the Code

The purpose of the Renter's Code of Conduct is to acknowledge that Short-Term Accommodation may be permitted in residential neighbourhoods and that the residents of these neighbourhoods have the right to enjoy their properties without being imposed upon by nuisance from others.

It also outlines specific requirements for Short-Term Accommodations and imposes responsibilities for both Owners and Renters of such Premises and that the Licensee bears the primary responsibility of conveying this information to Renters of the Premises.

2. Objectives of this Code

The objective of this Code is to establish acceptable standards of behaviour for Renters and Guests, to minimize any adverse impacts on their neighbours and the neighbourhood while protecting the health, safety and well-being of people.

3. Residential Area

The Renters acknowledge for themselves and on behalf of others that they will be occupying a Short-Term Accommodation that is located in a residential area.

4. Guiding Principles

The guiding principles for Short-Term Accommodation Renters and Guests are:

- The Premises that you are occupying is a home;
- Treat the Premises as your own;
- Respect the neighbours of the Premises; and
- Leave the Premises as you find it.

5. Maximum Number of Renters and Guests

The maximum number of occupants within this Premises that is being operated as a Short-Term Accommodation shall not exceed _____ occupants. (Please note that the maximum number of occupants permitted under the Short-Term Accommodation

Licensing By-law 2023-085 is six occupants or less based on the approved occupant number stated in the terms/conditions of the Short-Term Accommodation Licence.)

The number of non-occupying guests permitted at a Short-Term Accommodation must not be such that it may conflict with the neighbourhood, amenity and off-street and on-street parking capacities or restrictions.

The maximum number of Persons, including but not limited to residents, Renters and Guests, permitted to stay for overnight lodging on any Premises, shall be restricted to two (2) persons per guest room as stated in an approved Licence.

6. Noise and Residential Amenity

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 or early hour disturbances; and
- (d) Yelling, shouting, hooting or boisterous activity.

Please be advised that the Town of Collingwood Noise By-law 2018-032, as amended, is in effect 24 hours a day, 7 days a week. The By-law states that: *“No person shall, at any time, emit, cause or permit the emission of noise likely to disturb the inhabitants of the Town”*.

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 Town’s Noise By-law may result in enforcement action by the Town of Collingwood By-law Services Division or the Ontario Provincial Police.

7. Municipal By-laws

The Town of Collingwood has enacted and enforces regulatory by-laws that govern the use of properties, roadways and activities within the Town. While renting a Short-Term Accommodation you are required to ensure you and your guests comply with all the applicable Municipal By-laws.

- (a) [Short-Term Accommodation Licensing By-law 2023-085](#)
- (b) [Property Standards By-law 2016-040](#)
- (c) [Parking By-law 03-62](#)
- (d) [Noise By-law 2018-032](#)
- (e) [Fireworks By-law 2012-064](#)
- (f) [Open Air Burning By-law 2015-097](#)
- (g) [Responsible Pet Ownership By-law 2012-016](#)
- (h) [County of Simcoe Solid Waste Management By-law 6256](#)

For a complete list of all regulatory By-laws, please visit the Town of Collingwood website at www.collingwood.ca

8. Functions and Parties

- (a) Short-Term Accommodation Renters and Guests 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 Accommodation must not conflict with residential amenity, shall not cause any nuisance, and must comply with all the other requirements of this Code and the Town of Collingwood By-laws.

9. Access and Parking

Please familiarize yourself and your guests with the Parking Area and layout for the Premises (shown on the site plan) to ensure ease of access with minimum disturbance to neighbours. Short-Term Accommodations have vehicle parking requirements on the Premises as part of the licensing process.

Please note that non-occupying guests and visitors may or may not have access to parking on the 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 December 1st each year until March 31st, between 1:00 a.m. to 7:00 a.m.

10. Garbage, Composting and Recycling

Please familiarize yourself and your guests with all related site amenities found on the site 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 County of Simcoe Waste Management By-law. Waste collection information and pick up times are available on the County of Simcoe's website.

11. Fire and Safety Precautions

All Short-Term Accommodations must have operating smoke alarms in accordance with the provisions of the Ontario Fire Code. In Short-Term Accommodations which have a fuel-fired appliance or solid fuel-fired appliance installed or an attached storage garage, the Licensee must ensure that the Building is equipped with carbon monoxide alarms installed outside of the sleeping areas in accordance with the provisions of the Ontario Fire Code. Further, the Licensee 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 Responsible Person of the deficiency. No person shall disable a smoke and/or carbon monoxide alarm.

Please enjoy your stay but have consideration for others!

I, _____ (*Print Name*)
having read the above, acknowledge that I am renting this Premises from a valid Licensee in the Town of Collingwood and undertake to conduct myself and those that are occupying this Premises 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 Licensee to demerit points against their Licence and may include enforcement measures against myself, Guests or the Licensee(s).

Signature of Renter

Date