



Short-Term Accommodation Licensing Service

Renter's Code of Conduct

This Renter's Code of Conduct outlines the rules and responsibilities for all Renters and Guests occupying a Short-Term Accommodation in the Town of Collingwood.

Please review the Code carefully before your stay. Once reviewed, please sign and date the acknowledgment at the bottom of this document and return it to the Licensee prior to your stay.

Property Address: _____, Collingwood, ON

1. Purpose of the Code

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

This Code outlines specific requirements for Short-Term Accommodations and imposes responsibilities on both Licensees and Renters. The Licensee bears the primary responsibility for conveying this information to Renters of the premises.

2. Objectives of the Code

The objective of this Code is to establish acceptable standards of behaviour for Renters and Guests to minimize adverse impacts on neighbours and the surrounding community, while protecting the health, safety, and well-being of all persons.

3. Residential Area

Renters acknowledge, for themselves and on behalf of their Guests, that they will be occupying a Short-Term Accommodation located in a residential area.

4. Guiding Principles

The following principles guide Renters and Guests of Short-Term Accommodations:

- The premises you are occupying is a home.
- Treat the premises as you would your own.
- Respect the neighbours of the premises.
- Leave the premises as you found it.

5. Maximum Number of Renters and Guests

The total number of Persons, including residents, Renters, and Guests, permitted for overnight lodging is restricted to two persons per guest room as per the approved Licence and floor plan. The maximum number of occupants within the premises must not exceed the number approved for the Short-Term Accommodation Licence.

6. Noise and Residential Amenity

The Renters and Guests must avoid creating or allowing noise that is likely to disturb others. Examples of such noise include, but are not limited to:

- (a) Playing loud music;
- (b) Hosting outdoor or backyard gatherings or activities that generate excessive noise or disruptive behaviour;
- (c) Making noise during late night or early morning hours; and
- (d) Engaging in yelling, shouting, hooting or boisterous activities.

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.”*

The 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 Town By-laws, including but not limited to:

- (a) Short-Term Accommodation Licensing By-law 2024-078
- (b) [Parking By-law 03-62](#)
- (c) [Noise By-law 2018-032](#)
- (d) [Fireworks By-law 2012-064](#)
- (e) [Open Air Burning By-law 2015-097](#)

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

8. Functions and Parties

The Renters and Guests are prohibited from hosting commercial functions or operating “party houses,” as these activities conflict with residential neighbourhoods. Any gathering,

celebration, or entertainment held at a Short-Term Accommodation must not disturb area residents, cause any nuisance, or violate any provisions of this Code or 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 approved 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.

It is important to ensure that all Guests park in designated areas. While on-street parking may be available, please ensure that all Guests adhere to all posted No Parking or Stopping restrictions. Vehicles must not be parked within 1 meter of driveways, within 3 meters of fire hydrants, obstruct any portion of a Town sidewalk, or interfere or impede the safe movement of traffic.

If your rental occurs during the winter months, be aware that vehicles cannot interfere with snow removal or road maintenance (sanding/salting). Additionally, from December 1st to March 31st, vehicles may not be parked on the roadway between 1:00 a.m. and 7:00 a.m.

10. Waste Management

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 on 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 and is strictly prohibited. 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. For accommodations that have a fuel-fired appliance, solid fuel-fired appliance, or an attached storage garage, the Licensee must ensure that carbon monoxide alarms are installed outside of sleeping areas, also in compliance with the Ontario Fire Code.

The Licensee is responsible for regularly testing all alarms to ensure they are functional. If you or your guests discover that any alarms are not operational, you must immediately notify the Responsible Person of the issue. Please note that it is strictly prohibited to disable any smoke or carbon monoxide alarm.

Please enjoy your stay, but have consideration for others!

Renter's Acknowledgment

I, _____ (*Renter's Name*),
acknowledge that I am renting the premises as a Short-Term Accommodation from a valid
Licensee in the Town of Collingwood.

I further acknowledge that:

- I have read and understood the Renter's Code of Conduct and agree to comply with it.
- I will ensure that all Renters and Guests comply with the Code and applicable laws.
- Any contraventions of this Code or Town By-laws may result in enforcement measures against me, Guests, or the Licensee, including demerit points against their Licence.

Renter's Name: _____

Renter's Signature: _____

Date: _____