

Renter's Code of Conduct
Schedule A to By-law 2022-____

1. Premise of this Code

The purpose of the Renter's Code of Conduct is to acknowledge that Short-term Rental Accommodation premises may be permitted in residential neighbourhoods and that the permanent residents of these neighbourhoods have the right to enjoy their own properties without nuisance. Short Term Rental Accommodations shall not cause public nuisance.

It also outlines specific requirements for Short-term Rental Accommodations and imposes responsibilities for both Owners and Renters of such properties and that Owners bear the primary responsibility of conveying this information to renters of their property.

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:

- 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

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 2022- is 8 Occupants or less based on the approved occupant number stated in the terms/conditions of your STR licence.)

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:

- a) Loud music;
- b) Outdoor or backyard gatherings involving excessive noise;

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

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 Towns Noise Bylaw (where applicable) or the Short-term Rental Accommodations Bylaw may result in enforcement action by the Town of Penetanguishene Bylaw Enforcement division, or the Ontario Provincial Police.

7. Municipal Bylaws

The Town of Penetanguishene 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 2022-___
- b. Property Standards Bylaw 2020-31
- c. Parking Bylaw 2022-02
- d. Noise Bylaw 2011-66
- e. Fireworks Bylaw 2011-89
- f. Open Air Burning Bylaw 2012-66
- g. Dog Licensing and Control Bylaw 2011-51
- h. County of Simcoe Solid Waste Management Bylaw No. 6256

For a complete list of all regulatory bylaws please visit the Town website at of Penetanguishene.

8. Parties and Events

- a) Disruptive parties and events are strictly prohibited.
- b) Non-occupying guests shall not conflict with the residential amenity of the area or cause nuisance.”
- c) Any gathering, celebration, or entertainment at a short-term rental accommodation premise 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 Penetanguishene by-laws.

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 1st to April 1st, between 1:00 a.m. to 7:00 a.m.

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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.

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 _____, Town of Penetanguishene, 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 Town of Penetanguishene and any applicable Ontario Provincial Statutes.

Date

Signature