



9, Burnhamthorpe Crescent, Etobicoke, Ontario, M9A 0A6
Phone: 416 207 9380 Fax: 416 234 8728

T.S.C.C. # 1839

GUEST SUITE RENTAL AGREEMENT

Residential Unit/Suite #: _____

This Agreement made in duplicate on the _____ day of _____, 20____

between: The Corporation of T.S.C.C. # 1839 referred to herein as the Corporation

and: _____ being of Residential Unit/Suite # _____ referred to herein as the Renter, as a resident or non-resident Owner within Corporation T.S.C.C. # 1839

That in consideration of monies, covenants and agreements hereinafter on the part of the Renter to be paid, observed and performed, the Corporation does agree that the Renter may reserve and use the:

Guest Suite No. _____ located at 9, Burnhamthorpe Crescent, Etobicoke, Ont., for the term commencing on

an arrival date of the _____ of _____, 20____ until _____ of _____, 20____ being a term of _____ nights.

That the Rental of the said Guest Suite shall be for a fee of **\$50** per night for a total amount of \$ _____ and shall include:

- vi. Occupancy of a no-smoking Guest Suite for the term within this Agreement for a maximum number of guests of no more than two adults over the age of 18 years, plus up to two infants or children.
- vii. Availability of the Guest Suite from 3:00 p.m. on the day of arrival, and check out shall be by 11:00 a.m. on the departure date above. The Corporation reserves the right to take appropriate action when the Guest Suite is not vacated at the end of the Rental term.
- viii. Use of one Visitor Parking space within the condominium building.
- ix. Access to and use of the condominium Swimming Pool and Exercise Room.
- x. The provision of clean bed linen and towels at the commencement of the rental term and, subsequently replacements every three nights.

That the Rental of Guest Suite shall **not** include:

- i. Occupancy of the Guest Suite by any pets or animals; "seeing-eye" dogs are permitted.
- ii. Maid or cleaning services during the term of Rental.

The Renter covenants and agrees with the Corporation that:

- o) The maximum number of nights permitted to occupy the Guest Suite is seven, and that exceptions and extensions require the written prior approval of the Property Manager or Corporation Board, and that any request to extend the use of the Guest Suite, if available, shall be made in writing at least 24 hours in advance.
- p) They shall provide upon the delivery of this Agreement a Security Deposit in the amount of **\$250** by cheque or money order payable to T.S.C.C. # 1839, cash is not accepted.
- q) They shall pay upon arrival the total Rental Fee amounting to \$ _____ by cheque or money order payable to T.S.C.C. # 1839, cash is not accepted.

r) They will provide to the Corporation with the names of all Guests prior to using the Guest Suite, and the license number of the motor vehicle that shall be using Visitor Parking, as applicable.

s) There will be no activity in the Guest Suite and Condominium building contrary to the by-laws of the municipality, or provincial or federal laws.

t) They shall ensure that all Guest Suite guests observe and comply with the Rules of the Condominium Corporation, its common areas and facilities and shall be totally responsible and liable for their actions and those of their guests. Specifically that smoking is **NOT** permitted within the Guest Suite and Condominium common areas.

u) They shall co-operate with the Property Manager and/or Condominium Concierge in the inspections of the Guest Suite prior to the use of the Guest Suite and, after its rental at the time of departure using Schedule A to this Agreement, being the *Guest Suite Inspection Report*. Where the Renter is not present at either inspection, then the report of Property Management shall prevail.

v) They shall be liable for damages to and/or losses to the Guest Suite, as identified in the *Guest Suite Inspection Report*, without limitation, and shall accept the cost of any cleaning, repairs and/or replacements as assessed by the Property Manager and acknowledge that all or part of the Security Deposit shall be withheld and applied towards such costs.

w) That any such charges assessed for damage or loss in excess of the Security Deposit shall be charged against the Renter, including in the same manner as Condominium Common Expenses are collected.

x) The Security Deposit shall be returned to the Renter after the Guest Suite Rental term, within 3 working days, provided that:

i. No damage has been caused to the Guest Suite and other associated common elements of the Corporation during the Rental and/or that no contents of the Guest Suite are missing; and
ii. Upon departure, all Guest Suite access keys, common area and parking access devices are returned to the Property Manager or Condominium Concierge.

The Corporation covenants and agrees to:

1. Allow the rental of the Guest Suite and condominium facilities identified in this Agreement for the term included in this Agreement unless such use becomes a nuisance to the other residents and/or Owners in the condominium building.

2. Provide Guest Suite access keys, plus common area and parking access devices.

3. Inspect the Guest Suite prior to the Rental term and at the end of the Rental term using the *Guest Suite Inspection Report* included as Schedule A of this Agreement.

It is agreed that the Corporation, or its agents or employees, shall not be liable for, and the Renter shall hold harmless the Corporation and its agents and employees from any:

iii. Injury, loss or damage sustained on or about the condominium premises and facilities.
iv. Fines, legal action (civil or criminal), court awarded damages and similar levied or brought against the Corporation as a consequence of the use by the Renter of the subject Guest Suite and associated facilities.

Signed, sealed and delivered as agreed by:

Signed by Renter:

Contact Information: Home #: _____ Business #: _____ Mobile #: _____

Security Deposit received and Agreement agreed on behalf of T.S.C.C. # 1839 by: _____ Dated: _____

Name of Resident/Host	Signed: Resident/Host	
	Signed: For Property Management	

This Inspection Report is to be completed before and after a Rental of a Guest Suite. Damage or other losses should be identified in the "Comments" column. The Rental Security Deposit will be returnable following a satisfactory post Rental Inspection and the completion and signing of this Report. The Condominium Corporation reserves the right to charge for damage or losses items in accordance with the Rental Agreement.

Date and Time of Inspections		Suite
Comments		Comments
		Is there evidence of Smoking?
		Doors
		Walls and Ceiling
		Flooring and Carpet
		Window Curtains and Blinds
		Furniture & Accessories
		Bed
		Dresser and Night Tables
		High Cabinet
		Leather Chair
		Television
		Other pictures, ornaments etc.
		Bedding
		Any damage to bedding, e.g. cigarette burns
		Bathroom
		Fixtures and Tiling

Residential Unit/Suite #: _____

St Andrew on the Green - Guest Suite Inspection Report

Schedule A

Guest Suite # _____

Pre Inspection

Post Inspection