

- a) Provide a Security Deposit in the amount of \$250 by cheque or money order payable to T.S.C.C. # 1839; cash is not accepted.
- b) Deposit the total Rental Fee in the amount of \$100 by cheque or money order payable to T.S.C.C. # 1839; cash is not accepted. This Rental Fee is returnable if notification of cancellation of the Rental is received by the Corporation no less than 14 days before the Rental event.
- c) Provide an optional usage fee for the Condominiums Kitchen crockery and cutlery of \$25. (Delete this sub-clause and initial if not required)

It is agreed by the Renter, as the event host, that they shall and will:

- i. Other Condominium facilities, including the Swimming Pool and Exercise Room.
- ii. Room and associated facilities for commercial or profit making purposes.

It is agreed that the Rental of Multi-Purpose Room shall not include use of the:

- i. Exclusive use of the Multi-Purpose Room and associated kitchen, furniture, appliances and fixtures for a maximum number of guests 40 (forty) persons. Events of more persons require the engagement of a Condominium supplied security guard at the Event Hosts expense.
- ii. Exclusive use of the Patio and barbeque.
- iii. Guest parking for up to three motor vehicles in Condominium Visitor Parking, if available.
- iv. Use of the washrooms in the adjacent Amenity area changing rooms.
- v. Optional use of the Condominium Kitchen crockery and cutlery as list is Schedule D attached for an additional non-refundable usage fee of \$25.

It is agreed that the rental of the said Multi-Purpose Room shall be for a fee of \$100 and shall include:

The maximum amount of time the Multi Purpose Room can be rented for is 9:00AM to 1:00AM on the date following \_\_\_\_\_ of \_\_\_\_\_, 20\_\_\_\_ from the time of \_\_\_\_\_ until \_\_\_\_\_

It is agreed 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 Multi-Purpose Room located at 9, Burnhamthorpe Crescent, Etobicoke, Ont., for an event on:

and: \_\_\_\_\_ being of Residential Unit/Suite # \_\_\_\_\_ referred to herein as the Renter, as a resident or non-resident Owner within Corporation TSCC # 1839

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

This Agreement made in duplicate on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

### MULTI-PURPOSE ROOM RENTAL AGREEMENT

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

**T.S.C.C. # 1839**

Residential Unit/Suite #: \_\_\_\_\_

ON THE GREEN  
**ST. ANDREW**



- d) Co-operate with the Property Manager and/or Condominium Concierge in the required inspections of the Multi-Purpose Room and associated facilities within 4 hours prior to the agreed time of the start of the Rental event and, after the Rental event but no more than 12 hours later using Schedule A to this Agreement, being the *Multi-Purpose Room Inspection Report* that includes an inventory of Multi-Purpose Room and associated facilities contents. Where the Renter is not present at either inspection, then the report of Property Management shall prevail.
  - e) Be liable for damages to and/or losses from the Multi-Purpose Room and associated facilities, as identified in the *Multi-Purpose Room Inspection Report*, including all furniture, fixtures, appliances, equipment, etc. 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.
  - f) Accept any such charges assessed for damage or loss in excess of the Security Deposit and that this amount shall be charged against the Renter, including in the same manner as Condominium Common Expenses are collected.
  - g) Have the Security Deposit returned to them upon completion of the Multi-Purpose Room Rental, within 3 working days, provided that no damage has been caused to the Multi-Purpose Room and associated facilities and common elements of the Corporation during the Rental and/or that no contents of the Multi-Purpose Room and associated facilities are missing.
  - h) Provide to the Corporation the names of all event guests prior to using the Multi-Purpose Room using the Schedule C to this Agreement.
  - i) Be present at all times during the Rental event in the Multi-Purpose Room.
  - j) Ensure that the doors to the Multi-Purpose Room, including the outer door to the Amenity facilities, are kept closed at all times during the Rental event to prevent noise infiltration into the common area hallways.
  - k) Ensure that all event guests to the Multi-Purpose Room observe and comply with the Rules of the Condominium Corporation, its common areas and facilities as extracted in Schedule B of this Agreement and the Renter shall be totally responsible and liable for their actions and those of their guests.
  - l) Ensure that there is no activity in the Multi-Purpose Room and Condominium building during the Rental term contrary to the by-laws of the municipality, or provincial or federal laws, including that:
    - i. The sale of alcohol is prohibited.
    - ii. Smoking is not permitted in the Multi-Purpose Room and Kitchen in accordance with the Ontario Safe Smoking Act. Smoking is permitted on the Patio.
  - m) Ensure that caterers or rental furniture delivery persons use the Visitor Parking Guest Entrance on the building #1 Level and that all caterer or rental furniture equipment is removed prior to the post inspection the following day.
  - n) Ensure that unattended candles, confetti, sparkles, rice, or equivalent, are not permitted inside the Multi-Purpose Room or on the Patio during the Rental event.
- 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:
- i. Injury, loss or damage sustained on or about the condominium premises and facilities.
  - ii. 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.

By signing it is also agreed that Schedule A – Multi-Purpose Room Inspection Report, Schedule B - Extracts from the Condominium Rules, Schedule C - Multi-Purpose Room Guest List and Schedule D – Inventory of Kitchen Crockery and Cutlery, are all a part of this Agreement and that they have been provided to the Renter.

Signed, sealed and delivered as agreed by:

Signed by Renter:

Dated: \_\_\_\_\_

Contact Information: Home #: \_\_\_\_\_

Business #: \_\_\_\_\_

Mobile #: \_\_\_\_\_

Security Deposit and Rental Fee received  
and Agreement agreed  
on behalf of T.S.C.C. # 1839 by: \_\_\_\_\_

Dated: \_\_\_\_\_

\$25 optional Condominium Kitchen cutlery and crockery usage fee also received: Yes / No



**St Andrew on the Green - Multi-Purpose Room Inspection Report Schedule A**

Residential Unit/Suite #: \_\_\_\_\_

Date and Time of Inspections		Pre Inspection	Post Inspection
		Comments	Comments
Multi-Purpose Room		Is there evidence of smoking?	
		Doors	
		Walls and Ceiling	
		Hardwood Flooring and Carpet	
		Lighting	
		Tables with glass tops and Leather Chairs	
		Bar stools and matching Chairs	
		Sofa and Leather Lounge Chairs	
		Other furniture, Floral displays, Ornamental and Art Pieces	
		Patio Items	
		Patio Tables and Chairs	
		Barbeque – Rotisserie and Cover	
		Kitchen Items	
		Fridge	
		Stove	
		Dishwasher	
		Microwave with tray & rack	
		Stove with 3 pc broiling tray	
		Black & Decker Coffee Maker	
		Ostler Coffee Maker	
This Inspection Report is to be completed before and after an event in the Multi-Purpose Room. Damage or other losses should be identified in the "Comments" column. The Rental Security Deposit will be returnable following a satisfactory post event inspection and the completion and signing of this Report. The Condominium Corporation reserves the right to charge for damaged or other losses in accordance with the Rental Agreement.			
Name of Resident/Host			
Signed: Resident/Host			
Signed: For Property Management			



**Extract of Condominium Quiet Enjoyment Rules**

- (c) Firecrackers or other fireworks are not permitted in any residential Unit, storage locker or on the Common Elements.

**Extract of Condominium Common Element Rules**

- (c) Signs, advertisements or notices shall not be inscribed, painted, affixed or placed on any part of the inside or outside of the buildings or Common Elements, whatsoever.

*Note in terms of the Multi-Purpose Room then decorations shall not be taped, stapled or affixed in any way to the walls, ceiling or woodwork. Any decorations that are used must be removed and disposed of immediately after any function in the Multi-Purpose Room by the Renter.*

- (d) Awning, foil paper or shades, including a tent or gazebo, shall not be erected over, on or outside of the windows or patios, balconies or terraces without the prior written consent of the Corporation Board.

*Note in terms of the Multi-Purpose Room Patio no tent or awning shall be erected.*

- (e) Equipment shall not be removed from the Common Elements by, or on behalf of, any Owner or Resident.

**Extract of Multi-Purpose Room and Patio Rules**

- (b) The event "Host" shall not permit more persons to be present in the Multi-Purpose Room than is allowed by the fire marshal's office, as indicated in the Rental Agreement.

- (c) The event "Host" shall not permit any noisy, rowdy, or raucous behaviour in or adjacent to the Multi-Purpose Room and patio nor any behaviour or noise which disturbs the comfort and quiet enjoyment of other residents, their families, guests, visitors, service suppliers, and persons having business with them.

- (d) The event "Host" shall not permit any illegal act in or adjacent to the Multi-Purpose Room, patio or upon the property of the Condominium Corporation.

- (e) The event "Host" shall ensure that all persons using the Multi-Purpose Room and Patio comply with all provisions of the Rental Agreement document filed with the Condominium Concierge.

- (f) Advance reservations for the use of the Multi-Purpose Room and Patio may be made by telephone. Reservations may be cancelled up to fourteen (14) days prior to the date reserved. If cheque, deposit, and signed Multi-purpose Room Rental Agreement have not been received by the Condominium Concierge or Property Manager fourteen (14) days before the day of the event, the reservation will be automatically cancelled.

- (g) The Multi-Purpose Room and Patio shall not be used for any purpose after 1:00 a.m.

**Multi-Purpose Room Event Guest List**

**Schedule C**

Residential Unit/Suite #: \_\_\_\_\_

Please complete this list and provide it to Condominium Concierge no less than 3 days prior to your event to determine whether additional Security is required

Event Date: \_\_\_\_\_ The Event Guests will start arriving at: \_\_\_\_\_ time.

1	21	
2	22	
3	23	
4	24	
5	25	
6	26	
7	27	
8	28	
9	29	
10	30	
11	31	
12	32	
13	33	
14	34	
15	35	
16	36	
17	37	
18	38	
19	39	
20	40	



**Schedule D**

**St Andrew on the Green - Multi Purpose Room**

**Kitchen Crockery and Cutlery**

**Available for a \$25 optional Usage Fee**

**The following crockery and cutlery will be provided sufficient for 40 persons**

- Wine glasses (standard)
- Wine glasses (odd)
- White plates (large)
- White plates (medium)
- White cups
- White saucers
- Tea Pot
- White bowls with lids
- Knives
- Dinner forks
- Salad forks
- Small spoons
- Large spoons
- Serving Spoons
- Cutlery holders
- Cylinder vase – glass
- Rectangular vases – glass
- Large Beverage Tub – stainless steel
- Baking tray
- Large white table cloths
- Small white table cloth
- ss spreaders
- Xmas spreaders
- set ss Salt & Pepper shakers
- White ceramic sugar bowl
- White ceramic creamer with saucer
- White ceramic milk jug
- Platters
- Silver tray
- Punch Bowl
- Mosaic chip bowl, large
- Wooden salad bowl – large
- White salad bowl – large
- Glass salad bowl – large
- 2qt measuring cup
- Waring 55 cup coffee maker
- Cake Server
- Carving Knives
- Paring Knife
- Cheese Cutter
- Teaspoons
- Ice Tongs
- Large Tong with silicon tips