

The Landlord agrees to allow any tenant the private use of the common room and kitchen at the building in which they reside under the following:

Conditions of Rental Agreement:

- This signed agreement made in triplicate shall be between Stoney Creek Community Homes Inc. and tenant(s) of Queenston Heights.
- The fee charged for the use of the common room shall be no more than \$75.00 for each occasion and will be given to Stoney Creek Community Homes Inc. A security deposit of \$75.00 is required for each booking at the time of submission of rental form. In the event of a "Returned or Dishonoured Cheque" the named renter of the common room will be responsible for the bank charges plus an additional surcharge of \$20.00. This total charge may be taken from the security deposit. The common room rental fees are as follows:

1 – 4 Hours	\$25.00
1 – 8 Hours	\$50.00
1 – 12 Hours	\$75.00

- The custodian will be responsible to oversee the cleaning of the room, the replacement of any damaged or missing property and the return of any deposit monies to the tenant.
- The tenant renting the Common Room is responsible for returning the premises to the same condition as it was received in. Should there be any damages to the Common Room, the contents or carpeting, the tenant is responsible for the cost of all damages, repairs, and replacement and /or cleaning of the room.
- If any alcoholic beverages are to be served the Municipal By-laws apply:
 1. There must be no charge for alcohol or as an entry fee. If alcohol is to be on the premises then a special occasion permit must be obtained from the Liquor License Board of Ontario by the tenant at his own expense. **A copy must be provided to Stoney Creek Community Homes Inc. prior to the rental date.**
 2. All alcohol must remain in the Common Room. No alcohol, food or other refreshments are permitted in the corridors, stairwells, common bathrooms or lobby areas of the building.
 3. It is the tenants' responsibility to ensure that any persons consuming alcohol must be of legal age as per the Provincial Law.
 4. The tenant is responsible for the behaviour of all guests attending any function held on Corporation property while on Corporation property or any damages caused by such guest.
- Any persons who are not tenants of Queenston Heights attending such functions are not permitted to park in the building's Visitors Lot. This parking is for short term visitors to tenants only and may not be used for guests attending special occasion rental affairs.
- The Common Room is not to be rented any sooner than 3 months prior to your event date. If a rental is requested on short notice all payments must be made by way of **money order** or **cash** before the event.
- The Common Room is not available for private rental during all **Public Holiday periods**.
- If the Corporation requires use of the Common Room, then the Corporation will receive reservation priority.
- Common Room Rentals are available between the hours of 9:00am to 11:00pm for a maximum of 8 hours. If you require an all day use exceeding 8 hours then you must provide Stoney Creek Community Homes Inc. with 3 months notice and it must be posted in the building for all tenants to avoid any unnecessary disturbances.

Rules and Regulations of Rental Agreement:

1. No Smoking.
2. No Dogs or Cats allowed.
3. The recreational equipment is for residents use only.
4. Common Room and kitchen must be restored to the same condition as when you receive it.
5. The visitors parking is limited, therefore please advise your guests to park elsewhere.
6. Guests are limited to the use of the lounge and must not loiter in the halls or lobby.
7. In the event that the room is not left in the same condition as when signed out, a charge of \$25.00 per hour, or any part of, plus the cost of cleaning supplies will be laid against the security deposit so the Common Room can be returned to the condition specified in the agreement.
8. Personal loss or injury is the responsibility of the tenant renting the room. The Corporation claims no liability for any damages or injury to property or persons.
9. All garbage must be cleaned up and properly removed to the garbage containers.
10. Bathrooms must be left in the same condition as found.

I have read and understand all the conditions, rules and regulations of this Common Room Rental Agreement.

Tenant Signature: _____

Authorized Signature: _____

Rental Agreement:

Stoney Creek Community Homes Inc. agrees to allow:

Tenant Name: _____

Address: _____

Purpose of Rental: _____

Alcohol Served: Yes No License #: _____

Expected number of guests: _____

Date of Rental: _____
Day Month Year

Time of Rental: From _____ To _____
(Rental time includes any required set up and clean up time)

Tenant Signature: _____

Authorized Signature: _____

Rental Deposit Paid: _____ Room Rental Paid _____
\$75.00 \$25, \$50, or \$75

Clean Up Inspection:

- Stove and Oven: Yes No Comment: _____
- Floors/Carpet: Yes No Comment: _____
- Counter/Sink: Yes No Comment: _____
- Walls/Windows: Yes No Comment: _____
- Furniture: Yes No Comment: _____
- Bathrooms: Yes No Comment: _____
- Other: Yes No Comment: _____

Tenant Signature: _____

Authorized Signature: _____

Date: _____