

Good Neighbour Agreement

This agreement made this day _____ of _____, 20____.

Regarding Short Term Rental Licence No. _____

WHEREAS (the "Licensee"):

- Wishes to demonstrate to The Corporation of The Town Milton (the "Town"), and the Citizens of Milton their effort to be a responsible short-term rental accommodation operator within the Town;
- Recognizes their role as a responsible operator and neighbour within the community and agrees to work with the Town and its departments to resolve all concerns;
- Wishes to promote Milton as a vibrant, safe, and attractive community for the enjoyment of everyone, including residents, visitors, businesses, and their workers;
- Recognizes that non-compliance with the Short-Term Rental Good Neighbour Agreement may be brought to the attention of the Town and may trigger an enforcement investigation and/or revocation of license;
- Recognizes that short-term rental operators have a civic responsibility to address the conduct of their patrons; and other Town By-laws that require certain standards of conduct and maintenance, apply to their properties used for short-term rental accommodations;
- Recognizes that should the Licensee's license be suspended or cancelled and any short-term rental accommodation bookings and/or nuisance incidents pertaining to the operation of a short-term rental accommodation continue to occur and remain unresolved, the Town may exercise its power to pursue additional enforcement action including increasing fines and/or legal injunctive action;

AND WHEREAS the Town wishes to:

- Commend the Licensee for their recognition of their civic responsibilities, and commitment to fostering a good working relationship with the Town and the Licensee's neighbours.
- Demonstrate its commitment to early resolution of disputes with the Licensee in relation to this Agreement whenever possible.

NOW THEREFORE in conjunction with and in consideration of obtaining, continuing to hold, or renewing a short-term rental license, the Licensee covenants and agrees with the Town to comply with the regulations set out in By-law **XX-2022**, as amended.

IN WITNESS WHEREOF the parties have executed this agreement in the Town of Milton, Province of Ontario, this _____ day _____ of 20____.

The Licensee, by its authorized signatory: On Behalf of:

(Owner/Operator) The Corporation of the Town of Milton

Acknowledgement

Short Term Rental Address: _____

I/We understand that:

- (1) I/we are **not** permitted to rent rooms and/or advertise on any website until the License is issued.
- (2) Nothing herein allows a Licensee to rent rooms other than those identified on the license and approved on the floor plans submitted with the application.
- (3) The Licensee may be held responsible for behavioral contraventions by tenants and guests with the Towns Noise and Public Nuisance By-law and Good Neighbour Agreement.
- (4) Invoice will be emailed prior to the next licensing year. License fees are **due by the end of February each year**.
- (5) The Licensee is responsible for forwarding a copy of the Certificate of Insurance, as per Section 6 of Bylaw No. **XX- 2022**, on an annual basis.
- (6) The Licensee is responsible for renewing the annual license upon expiry.
- (7) The Licensee shall be responsible for informing the Licensing Officer in writing of any changes to the approved information contained within the application or any deviation to the approved plans within five (5) days of such change or deviation.
- (8) The submission of false or misleading information will void the application and any license issued on such an application may be revoked.
- (9) Municipal Law Enforcement Officer is empowered, upon presentation of proper credentials, to enter onto land at any reasonable time to inspect any building, structure or property for the purposes of carrying out an inspection to determine whether the by-law or a notice or an order issued is being complied with.

I/ we have read and acknowledge: Bylaw no. XX-2022
Renter code of conduct
Good Neighbour Agreement

Signature(s):

Licensee

Date:

Renter Code of Conduct

Short Term Rental Address: _____

1. Premise of this Code

The premise of this Code is that the short term rental premises located in residential neighborhoods and that the residents of these neighborhoods have the right to enjoy their own properties without being imposed upon by nuisance from others.

2. Objectives of this Code

The objective of this Code is to establish acceptable standards of behavior for renters, and their guests, 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 that is located in a residential area.

4. Guiding Principles

The Guiding Principles for short term rental renters are:

- The premise that you are occupying is a home;
- Treat the premise as your own;
- Respect your neighbors; and,
- Leave it as you find it.

5. Maximum number of Renters and Guests:

- a) The maximum number of occupants within a dwelling that is being operated as a short term rental shall not exceed a total number based upon two (2) persons per bedroom.
- b) The number of non-occupying guests permitted at a short term rental premises must not be such that it may conflict with the residential neighborhood or amenity.

6. Noise and Residential Amenity

Renters and their guests are not allowed to disturb neighbors 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 legal action. No person shall make noise so as to cause a disturbance or conduct themselves in a way that is likely to disturb area residents.

Examples of noise that is likely to disturb residents include:

- a) Loud music;
- b) Outdoor or backyard gatherings involving excessive noise;
- c) Late or early hour disturbances; and,
- d) Yelling, shouting, singing and loud conversations.

The noise by-law prohibits;

Sound or Vibration at any time, which is likely to disturb the quiet, peace, rest, enjoyment, comfort, or convenience of the inhabitants of the Town.

7. Functions and Parties

- a) Short term rental renters are not to host commercial functions;
- b) So called "party houses" conflict with residential amenity and are not permitted; and,
- c) Any gathering, celebration or entertainment at a short term rental accommodation premise must comply with all municipal requirements of this Code and the Town of Milton by-laws.

8. Access and Parking

Please familiarize yourself and your guests with the approved parking plans for the premises so as to ensure ease of access with minimum disturbance to other residents or neighboring properties. All short term rental premises will have vehicle parking limits, please refer to the approved plans for the premises.

9. Recycling and Garbage

Please familiarize yourself and your guests with the guidelines and provisions that have been made for waste management and the day of the week in which waste collection is scheduled. It should be noted that the "putting out" of waste on a non-scheduled day is not permitted. Waste collection information and pick up times are available on the Region of Halton website or by calling 311.