Township of Muskoka Lakes
P.O. Box 129, 1 Bailey Street, Port Carling, Ontario, P0B 1J0
Website: www. muskokalakes.ca
Phone: 705-765-3156
Fax: 705-765-3197

SHORT TERM RENTAL ACCOMMODATION (STRA)
RENTER'S CODE OF CONDUCT (OWNER)

1. Purpose and Objective of the Code

The purpose of the Renter's Code of Conduct is to acknowledge that STRAs are permitted in residential neighbourhoods and that the permanent residents of these neighbourhoods have the right to enjoy their own properties without nuisance. The objective of the Renter's Code of Conduct is to establish acceptable standards of behaviour for owners and renters to minimize any adverse impacts on their neighbours and the community. Owners bear the primary responsibility of conveying this information to renters of their property.

2. Residential Area

The renter acknowledges for themselves and on behalf of others that they will be occupying a STRA that is located in a residential area that comprises of permanent residents. The renter acknowledges the guiding principle:

a. The premises that you are occupying is a home;
b. Treat the premises as your own; and
c. Respect your neighbours.

3. Noise and Residential Amenity

No person shall make noise to cause a disturbance or conduct themselves in a way that is likely to disturb area residents as described within the current Township of Muskoka Lakes Noise By-law. Failure to comply with the Noise By-law may result in an administrative penalty or other legal action being taken.

4. Fireworks

No person shall set off fireworks anywhere within the boundaries of the Township of Muskoka Lakes unless it is compliant with the Township's Fireworks By-law. The only days/ times fireworks are permitted to be set off are:

a. Victoria Day and the Saturday and Sunday of that same holiday weekend,
b. Canada Day and,
c. New Years Eve 11:00 pm to New Years Day 12:30 AM

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5. Open Air Fires

No person shall have an open air fire unless it is compliant with the Township's Burning By-law. If conducting any open air burn during the day in the "burning season" (April 1st - October 31st), a burn permit is required. Burn permits can be obtained through the Township of Muskoka Lakes Fire Department or by visiting burnpermits.com. Please ensure to stay up to date with Forest Fire Danger Ratings.

6. Access and Parking

Please familiarize yourself and your guests with respect to parking for the premises to ensure ease of access. If the premises is water access only, please ensure that the area identified for parking is utilized in accordance with the STRA License.

7. Recycling and Garbage

Please familiarize yourself and your guests with the site map, including the provisions that have been made for waste management and the day of the week in which waste collection is scheduled. Information on waste management provided by the District of Muskoka such as curbside collection and locations of transfer and landfill stations is available on the District of Muskoka website.

8. Occupancy

The maximum occupancy of a STRA is two persons per bedroom unless otherwise approved by the Township. Children aged two and under are not included in the occupancy number. Exceeding the maximum occupancy on the STRA License may result in the malfunctioning of the sewage disposal system and pollution of the ground water system. No person shall exceed the maximum occupancy assigned on the STRA License.

9. Fire and Occupant Safety

STRAs are required to have operating smoke and carbon monoxide alarms. The owner is required to test alarms after each tenancy to verify the alarms are operational. If a renter discovers that any of the alarms are not operational the renter shall immediately notify the owner of the deficiency.

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10. Boating and On Water Safety

All owners of STRAs shall provide a document outlining safety measures if conducting any activities on or in the waterways of the Township of Muskoka Lakes. Please familiarize yourself with this information and ensure that all regulations and rules are followed during your stay. Please be aware that the OPP regularly patrol the waterways and if you are found not to follow the regulations or rules set out by the Provincial Government or Federal Government you are subject to further enforcement action by the necessary enforcement agency.

11. Owner's Additional Responsibilities

All owners and renters of STRAs are responsible for compliance with all other Township of Muskoka Lakes By-laws.

I have read the above and the terms of the Short Term Rental Accommodation Licensing By-law and License, and undertake to provide those persons renting my STRA with a copy of the approved Renter's Code of Conduct and to advise them to act appropriately. I also realize that a contravention Short Term Rental Accommodation Licensing By-law may result in administrative penalties, legal action or the suspension or revocation of the STRA License for my property.

_____
Signature of Owner (Licensee)

_____
Date