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)
LICENSEE ACKNOWLEDGEMENT

1. General

The Owner is legally permitted to market and operate a STRA at the premises identified on the approved License. Nothing herein allows an Owner to rent a premises other than those identified on the approved license. The Owner agrees to pay any and all outstanding fees and penalties from the Township prior to the issuance of a License.

2. Compliance

The premises and STRA shall be operated in accordance with the STRA Licensing By-law, and all applicable acts, regulations and municipal by-laws. The STRA shall not be licensed if it is subject to an order made pursuant to the Building Code Act, 1992, and any regulation made under it, including the Building Code. The Owner is responsible for ensuring that the STRA contains functioning smoke alarms, carbon monoxide alarms, fire extinguishers, and exits. The Owner will be held liable for by-law contraventions by renters and may be subject to demerit points, fines, or other enforcement action.

3. Liability Insurance

The Owner will maintain the liability insurance as required for the entire length of the License while the STRA is being operated. In the event the insurance expires, is cancelled, or terminated, the STRA License is automatically suspended effective the date of such expiration, cancellation, or termination and shall remain so until such insurance has been reinstated and provided to the Township. The Owner shall indemnify and save harmless the Township from any and all claims, demands, causes of action, loss, costs, or damages that the Township may suffer, incur, or be liable for resulting from the performance of the Owner as set out in the By-law whether with or without negligence on the part of the Owner, the Owner's employees, directors and Agents.

4. Occupancy

Upon the initiation of the application process and during the application process, the Owner shall market and/or operate the STRA in compliance with the maximum

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occupancy of 2 renters per legal bedroom. Once the Township issues a license to the Owner, the Owner shall market and/or operate the STRA in compliance with the maximum occupancy assigned to them by the Township in the issued STRA license.

For STRAs located in the Waterfront Residential (WR), Community Residential (R4), or Waterbody Open Space (WOS) zones, the Owner shall comply with the Summer Monthly Break and Summer Rental Frequency requirements as set out in the STRA Licensing By-law.

5. Posted Documents

The Owner shall post the valid STRA License number on each online advertising method used by the Owner of a STRA. The Owner shall post the Renter's Information Package in a visible location for the Renter(s) within the dwelling interior of the STRA.

6. STRA Renter Record

The Owner shall keep a record of each rental including the Renter's date of entry, length of stay, and confirmation of receipt of the Renter's Code of Conduct. Renter records shall always be readily available for inspection by an Officer for the duration of the current license period plus two months thereafter.

7. Inspection

The Owner grants the Chief Building Official or their designate, the Chief Municipal Law Enforcement Officer or their designate, the Chief Fire Official or their designate, and any other officer or agent for the Township entry onto the Premises at any reasonable time for the purpose of carrying out an inspection to determine compliance with any applicable by-laws and regulations.

8. Acknowledgement

The Licensee confirms the accuracy, truthfulness, and completeness of the information submitted. Any breach of this acknowledgement, provisions of the STRA Licensing By-law or any other regulation or municipal By-law may result in the STRA License being suspended or revoked by the Township.

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The Licensee acknowledges that any STRA license issued as a result of this application is only in relation to the operation of the STRA and does not confirm the property's compliance with all Township requirements.

All registered property owners (the undersigned) confirm that they are aware that the Licensee will be operating the STRA at the property for which they are registered on title and that the Licensee shall do so with their knowledge and consent.

The Applicant or Licensee shall provide payment of the Application Fee as noted within the Township's Fees and Charges Bylaw.

The Applicant or Licensee shall be responsible for informing the Township, in writing, of any changes to the information contained in the application or any deviation to the approved Floor Plan and Site Map within fifteen (15) days of such change or deviation.

The information collected in the application process is collected under the legal authority of the *Municipal Act, 2001, S.O. 2001 c.25, as amended*. This information will be used and maintained by the Township of Muskoka Lakes and its third party program administer for administering the Municipal Law Enforcement and Licensing process.

_____ _____
Signature of Owner (Licensee) Date

_____ _____
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