



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

## **SHORT TERM RENTAL ACCOMMODATION (STRA)**

### **RENTER'S CODE OF CONDUCT**

#### **1. Purpose of the Code**

The purpose of the Renter's Code of Conduct is to acknowledge that STRA premises are permitted in residential neighbourhoods and that the permanent residents of these neighbourhoods have the right to enjoy their own properties without nuisance. It also outlines specific requirements for STRA's and imposes responsibilities for both Owners and Renters of such properties and those Owners bear the primary responsibility of conveying this information to renters of their property.

#### **2. Objective of this Code**

The Objective of this Code is to establish acceptable standards of behaviour for hosts and renters to minimize any adverse impacts on their neighbours and the neighbourhood.

#### **3. 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.

#### **4. Guiding Principles**

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

#### **5. 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 conditions of the Township Noise By-law may result in an administrative penalty or other legal action being taken.



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## **6. Fireworks**

No person shall set off fireworks anywhere within the boundaries of the Township of Muskoka Lakes unless it is in compliance 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,
  - i. Where Canada Day falls on a Monday or Tuesday, the preceding (before) Saturday and Sunday,
  - ii. Where Canada Day falls on a Wednesday, Thursday or Friday, the proceeding (following) Friday and Saturday, and,
- c. New Years Eve 11:00 pm to New Years Day 12:30 AM

## **7. Access and Parking**

Please familiarize yourself and your guests with respect to parking for the Premises to ensure ease of access. All STRAs have parking requirements as part of the licensing process. If the Premises is water access only, please ensure that the area identified for vehicular parking is utilized in accordance with the license.

## **8. 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.

## **9. Dwellings on Lots on Private Sewage Disposal Systems**

The maximum occupancy of a STRA is two persons per bedroom. If the Owner can demonstrate to the satisfaction of the Township that the sewage system at the Premises is designed to service more than this number, the Township may increase the maximum occupancy on the issued STRA license. Children aged two and under shall not be included in the occupancy number. Exceeding the maximum occupancy on the STRA license may result in the malfunctioning of the septic system and pollution of the ground water system.



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## **10. Open Air Fires**

All STRA's shall conduct open air fires in accordance with the provisions of the Township's Burning By-law. Please ensure that if conducting any open air burn during the day in the "burning season" (April 1<sup>st</sup>-October 31<sup>st</sup>) that a permit has been obtained by the owner.

## **11. Fire and Occupant Safety**

All STRAs shall have operating smoke alarms. In STRAs which have a fuel-fired appliance or solid fuel-fired appliance installed or an attached storage garage, the Owner shall ensure that the building is equipped with a carbon monoxide alarm installed outside of each sleeping area. Further, the Owner shall test the 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 property owner of the deficiency.

## **12. Boating and On Water Safety**

All owners of STRA's 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 found not following 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.

## **13. Owner's Additional Responsibilities**

All owners and renters of STRA's are responsible for compliance with all other Township of Muskoka Lakes By-laws (including, but not limited to the following: Noise By-law, Burning By-law, etc.).

I have read the above and the terms of the STRA 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 violation of the licensing agreement may result in administrative penalties, legal action or the suspension or revocation of the STRA for my property.



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Signature of Owner (Licensee)

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Date