

## **SCHEDULE A TO BY-LAW NO. 4257(2020)**

### **RENTER CODE OF CONDUCT**

#### **1. PREMISE OF THIS CODE**

The premise of this Code is that the short term accommodation premises are located in the vicinity of other properties and that the residents/occupants of these properties have the right to enjoy their 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, and to minimize any adverse social or environmental impacts on their neighbors and neighborhood.

#### **3. GUIDING PRINCIPLES**

The Guiding Principles for short term accommodation 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.

#### **4. MAXIMUM NUMBER OF RENTERS AND GUESTS**

- Permitted Renter occupancy shall be the sum of all guest rooms in the Short Term Accommodation and have a maximum occupancy of ten (10) persons per dwelling, which includes the permanent occupants at any one time.
- The number of non-occupying guests permitted at a short term accommodation premises must not be such that it may conflict with the neighbourhood or amenity.

#### **5. NOISE AND RESIDENTIAL AMENITY**

No person shall make noise so as to cause a disturbance or conduct themselves in an antisocial behaviour. Examples of noise that is deemed to be a disturbance include:

- a) Amplified sound such as noise created by, any radio, television, electronic device, record player, tape player, amplifier, loud speaker, musical instrument or equipment, device or instrument;
- b) Outdoor or backyard gatherings involving excessive noise;
- c) Late or early hour disturbances; and,

- d) Yelling, shouting, chanting and loud conversations.

Please be advised that the Town of Pelham's Noise Control By-law 3130-2010, as amended, is in effect at all times and renters and guests must comply.

## **6. FUNCTIONS AND PARTIES**

No person shall sponsor, conduct, continue, host, create, attend, allow, cause or permit a Nuisance Party. Please be advised that the Town of Pelham's Nuisance By-law No. 4253(2020) or successor, is in effect at all times.

- a) Short term accommodation renters are not to host commercial functions;
- b) So called "party houses" conflict with residential amenity and are not permitted as per the Nuisance By-law 4253(2020) or successor;
- c) Any gathering, celebration or entertainment at a short term rental accommodation premise Renter must not conflict with residential amenity and must comply with all the other requirements of this Code and the Town of Pelham by-laws; and
- d) No roof parties.

## **7. ACCESS AND PARKING**

This property includes parking in the common parking spots located around the building, on the "first come, first served" bases.

## **8. RECYCLING AND GARBAGE**

Please familiarize yourself and your guests with the protocol for waste management procedures, including the day of the week in which waste collection is scheduled. Place your garbage at the curb by 7 a.m. on your regular collection day. Do not place your garbage bag or can at the curb any earlier than 5 p.m. the day before collection. It should be noted that the "putting out" of waste on a non-scheduled day is prohibited. Waste Collection information is available on the Niagara Region website [www.niagararegion.ca/waste/collection.aspx](http://www.niagararegion.ca/waste/collection.aspx)