RESIDENT OCCUPANCY AGREEMENT

In consideration of the mutual covenants contained herein, the Governing Council of the University of Toronto (the “University”) and the resident (the “Resident”) agree as follows:

1. The University grants to the Resident a license to occupy a room (the “Room”) in the residence located at 111 St. George Street (the “Residence”) on the University of Toronto’s St. George campus for a period (the “Occupancy Period”) commencing on September 1, 2019 and ending at 12pm on April 26, 2020 or 48 hours after the Resident’s last exam of the winter session, whichever occurs first, unless extended later or terminated earlier pursuant to the provisions of this agreement. The last day of the Occupancy Period or the Effective Date of Termination under section 14 is herein called the “Vacating Date”.

2. The residence is closed for the December winter break. All residents are expected to vacate their room no later than 12pm on December 21, 2019. The residence will re-open on January 5, 2020.

3. The Room and Room Type shall be assigned to the Resident by the Dean of Students (the “Dean”) or their designate.

4. Only full-time University of Toronto students who are enrolled in a minimum 3.0 FCEs, with a minimum of 3 courses in each of the Fall and Winter semesters, or comparable course load in a registered faculty, in good academic standing (minimum cumulative grade point average of 1.5) are eligible to reside in the Residence unless alternate arrangements have been approved in writing by the Dean of Students. Residents who withdraw from the University or drop below full-time status, or below 3 courses in either the Fall or Winter semesters, are required to inform the Office of the Dean of Students immediately. The college reserves the right to check the academic status of students to confirm eligibility for residence as required.

5. It is understood by the Resident that the residence facilities of the University of Toronto (the “University”) are intended to promote and enhance the academic and intellectual development of its residents, their personal growth, and their involvement in campus life, and that accordingly, the atmosphere, environment, and behaviour in the Residence shall be conducive to and consistent with the achievement of these purposes.

6. The Resident will pay the Occupancy Fee as specified in Appendix A and any additional fees prescribed herein.

7. The Resident agrees to pay to the University any charges and/or fees that they incur as a result of the provisions contained within this agreement, including but not limited to service charges on any overdue payments at the rate published in the “Fees Schedule” of the University.

8. Residents will:
   a. have their Occupancy Fees posted on their ACORN account;
   b. have their deposit applied as a credit towards the Occupancy Fee;
   c. pay the remainder of the Occupancy Fee by the deadlines prescribed in the Fee Schedule; and
   d. will have any additional charges and/or fees that they incur as a result of the provisions contained within this agreement charged to their student account on ACORN.

9. The Resident shall use the Room only as a private dwelling for themselves and shall be entitled to use the kitchen, washroom(s), and living room facilities (the “Suite) and common facilities of the Residence together with the other
residents so long as the Resident continues to occupy the Room and complies with the terms of this agreement and the schedules thereto.

10. The University will:
   
a. provide the Resident with the furnishings listed on the Room Inventory Form which will be provided to the Resident upon arrival at the residence; and


11. The Resident will:
   
a. maintain the Room in a clean and wholesome condition and will not allow any refuse, garbage, or other objectionable material to accumulate in or about the Room, the Suite, or the Residence;

b. comply with the University of Toronto Code of Student Conduct and the rules and regulations included in the Residence Code of Behaviour, and enforce compliance with the same at all times by the Resident’s guests and invitees;

c. identify themselves to the Residence front desk upon entering the building; and

d. respect and abide by the decisions of the Dean and residence staff made pursuant to this agreement and the Code of Behaviour as published.

12. The resident acknowledges that a copy of the Code of Behaviour is attached to this agreement and agrees that posting of the Code of Behaviour that is current for the time being in a prominent place in the Residence, or the hand delivery to the Resident at the Room, shall be deemed sufficient notice thereof to the Resident. Furthermore, the Resident acknowledges that it is the Resident’s responsibility to read and be familiar with this agreement and the Code of Behaviour.

13. With regards to locks and keys in the Residence:
   
a. The Resident shall receive one key for the Residence. The Resident shall return the key to the University on or before the Vacating Date. The Resident will not duplicate or permit duplication or be in possession of a duplicate of the key, nor shall the Resident lend or give the key to anyone else. The Resident will be charged $25.00 for having a replacement key issued. Should a resident lock their key in their Room, the Resident may request that a temporary key be issued to them. The temporary key must be returned within 30 minutes of being issued, otherwise a charge of $10 will be applied to their account.

b. Residents within a Suite will share one key to the mailbox for their Suite. Should this key be lost, a charge of $100 will be split equally among the Suite’s residents. This key must be returned to the Suite on or before the Vacating Date.

c. The University shall have a right to retain and use a master key giving its representatives access to the Room for the purposes permitted hereunder or by law. The Resident shall not be in possession of a master key or any other key pertaining to the Residence without the explicit permission of the Dean.

d. The Resident will not under any circumstances tamper with or change the lock, or add a lock to the door of any room within the Residence including the bicycle storage area.

e. After the Vacating Date, the University shall have the right to enter the Room and/or Suite and change the locks without notice or liability to the Resident and without providing the Resident with a key for the new lock. The University has no responsibility for any possessions of the Resident or of any other person left in the Room, the
Suite, or the Residence after the Vacating Date. The University has the absolute right to dispose of such possessions after the Vacating Date without any liability to account to the Resident therefore.

14. The Resident will not:

   a. use the premises or permit them to be used other than as residential accommodation;

   b. paint or permanently alter the Room including any wall, ceiling, door, or surface of the Residence without the consent of the Dean;

   c. deface any wall, ceiling, or surface of the Residence, including the windows, or damage the Residence or its furnishings or permit their guests or invitees to do so;

   d. bring any additional furnishings to the Residence without the permission of the Dean;

   e. remove or alter any furnishings or equipment from the Room, Suite, or common areas in the Residence;

   f. keep any open flame/element and/or heating/cooling equipment, as defined by the Dean, in the Residence or overload the electrical circuits of the Residence;

   g. make any alterations to the structure of the Room or Suite or affix anything to the walls or ceiling or windows thereof without the consent of the Dean;

   h. apply or affix anything to the exterior of the Residence;

   i. display posters and/or items on any window and window ledge;

   j. behave in a manner that will unreasonably disturb, annoy, or interfere with the use or enjoyment of the Residence by the other residents or permit anything to be done or kept in the Residence which will obstruct or interfere with the enjoyment or rights of the other residents;

   k. commit or permit an illegal act to be committed in the Residence; or

   l. violate any rules set out in this agreement or the Residence Code of Behaviour.

15. The Resident will:

   a. complete a Room Inventory Form and submit it to the Residence if, on occupancy, the contents or fabric of the Room are not as described in the Room Inventory Form;

   b. report any damage to the Room, the Suite, or the Residence to the Dean immediately and will pay for the repair of any damage to the Room, the Suite, or the Residence or the furnishings thereof caused by the Resident or the Resident’s guests, normal wear and tear excepted, which repair shall be performed only by the University;

   c. be responsible for cleaning and restoring the Room and the Suite by the Vacating Date to the condition in which it was at the commencement of the Occupancy Period, normal wear and tear excepted, and will reimburse the University for the cost of cleaning and restoration upon failure of the Resident to maintain an ordinary state of cleanliness at any time during the Occupancy Period or to leave the Room and/or Suite in a clean and restored condition on the Vacating Date.

16. With regard to termination of this agreement:

   a. The University may at its option terminate this license upon the happening of any of the following events:
i. non-payment by the Resident of any amount due to the University; or

ii. breach by the Resident of any other provision of this agreement, or the Code of Behaviour as published from time to time.

iii. any event whereby the Resident ceases to be a full-time University of Toronto student who is enrolled in a minimum of 3.0 FCEs, with a minimum of 3 courses in each of the Fall and Winter semesters, or comparable course load in a registered faculty, in good academic standing.

b. In the event that the University exercises its option to terminate this license, the University or its designated official shall give written notice of such termination to the Resident, which notice shall specify the effective date of the termination, which shall be not less than three days following the giving of the notice (the “Effective Date of Termination”). The notice may be hand delivered to the Room or affixed to the door of the Room, addressed to the Resident.

c. Notwithstanding paragraph (b), under exceptional circumstances, the University reserves the right, to be exercised by the Dean acting reasonably, to give written notice of termination of this license not less than 24 hours before the Effective Date of Termination.

d. Notwithstanding the early termination of this license, the Resident shall at the option of the University be liable for payment of the full amount of the Occupancy Fee, whether or not the room is re-occupied or the Residence is filled.

17. In the event that the Resident elects to cancel and/or withdraw from residence, the Resident shall give the Residence written notice by emailing residence.innis@utoronto.ca. The financial implications of cancellation and/or withdrawal from the residence are included in Appendix A.

18. The Resident will vacate the Room and remove all possessions there from before 12:00 PM on the Vacating Date, and has no vested right to occupy the Room, the Suite, or the Residence in the future.

19. The Resident will not keep any firearm, weapon, explosive, and/or animal (including reptile, insect, bird, or fish) in the Room, the Suite, or the Residence.

20. The Resident will ensure that all furnishings listed on the Room Inventory Form must not be moved from the Room, the Suite, or the Residence without written permission from the Dean or their designate.

21. The Resident will not assign this agreement or sub-license this Room or the Suite or any part thereof to another or otherwise part with the possession or occupancy of the Room or the Suite.

22. University staff, which include, but are not limited to the Dean or the Dean’s designate, Dons, and Facilities staff shall be permitted to enter the Room during daylight hours upon giving reasonable notice to the Resident, and at regular intervals if previously announced to the residents, or at any time, and without notice, in the event of an emergency or perceived emergency, or a disturbance or breach or suspected breach of the Residence Code of Behaviour, in order to examine the state of the Room, including the state of sanitation, safety, and repair thereof, and to make such repairs, changes, or improvements to the Room and its furnishings as the University may deem necessary or desirable.

23. Residential buildings are occasionally subject to pest outbreaks, including but not limited to, bedbugs. If a pest outbreak is suspected, residents are required to immediately contact the Residence staff so an inspection can be arranged. If the presence of pests is confirmed, residents will be required to actively participate in the treatment by following the directives of the University and/or professional pest control workers. To reduce the likelihood of spreading pests to unaffected areas, residents will not be relocated to a new room. No refund or reduction of fees will be issued to those who are inconvenienced by pest inspection or remediation processes.
24. The University reserves the right, to be exercised by the Dean or their designate acting reasonably, to substitute another room in the Residence for the Room at any time during the Occupancy Period, in which event the substituted room shall be deemed to be the Room for all purposes hereunder and the Resident shall forthwith move to that other Room.

25. From time to time, the Dean may release limited resident information under controlled circumstances to approved third parties, for the specific purpose of facilitating resident voting in federal, provincial, municipal, or student society elections.

26. It is agreed that there shall be no reduction of fees or any other compensation for or on account of any loss, damage, inconvenience, or discomfort arising from the interruption or curtailment, of any accommodation, facility, or service agreed to be furnished by the University, except, in cases of gross negligence or suspension of service, reasonable compensation will be negotiated with the Residents.

27. The University shall not be liable to the Resident for any damage to or loss or theft of personal property or for personal injury, including death, on the Residence property save where the same is caused by willful or negligent act or omission of the University or those for whom the University is in law responsible. The Resident will indemnify the University and save it harmless from any and all liability in respect of any injury, loss, or damage occasioned by any act or omission of the Resident, the Resident’s guests, agents or invitees.

28. The Resident acknowledges that the Residence is located within a major urban centre and, as a result, there may be noise, construction, local events, and other disturbances over which the University has no control that may impact the occupants of the building. From time to time, maintenance and/or renovation of the Residence occurs and may necessitate limited access to the Room and/or the Suite. No refund or reduction of fees will be issued to those who are inconvenienced by such disturbances.

29. The Resident acknowledges that, during any prior stay at any residence at the University of Toronto, the Resident’s Occupancy Agreement (or any contract that the place of accommodation uses as an agreement between them and the Resident, for the space provided to the Resident) was not terminated for any violation of its provisions.

30. As the living accommodation is provided by the University of Toronto to its students or staff, all major questions relating to the living accommodations are decided after consultation with a council within the Residence and, the living accommodations are not intended for year-round occupancy or living accommodation and do not contain their own self-contained bathroom and kitchen facilities, the residence is exempt from the Residential Tenancies Act, 2006 (RTA) based on 5. 5 (g) of the RTA.

31. This agreement and the Code Behaviour constitute the entire agreement between the parties and there are no representations, warranties, collateral agreements or conditions affecting the Room or the Suite or this agreement except as expressed herein, as amended from time to time.
APPENDIX A: FEE SCHEDULE

The Resident agrees to pay the Occupancy Fee of $9991 to occupy a Room at the Residence prior to the payment deadlines listed below. Residents also agree to pay the Innis Residence Council fee of $61.14, unless they elect to opt-out of this fee in accordance with University policy.

<table>
<thead>
<tr>
<th>Payment</th>
<th>Occupancy Fee</th>
<th>IRC Fee</th>
<th>Deadline</th>
</tr>
</thead>
<tbody>
<tr>
<td>Deposit</td>
<td>$600</td>
<td>-</td>
<td>*</td>
</tr>
<tr>
<td>First instalment**</td>
<td>$3000</td>
<td>-</td>
<td>August 1, 2019</td>
</tr>
<tr>
<td>Second instalment</td>
<td>$3000 $30.57</td>
<td></td>
<td>September 30, 2019</td>
</tr>
<tr>
<td>Third instalment</td>
<td>$3391 $30.57</td>
<td></td>
<td>November 30, 2019</td>
</tr>
</tbody>
</table>

Please note that Residents will pay a service charge on any overdue payments at the rate published in the Fees Schedule of the University for service charges in arrears.

* The deposit of $600.00 is non-refundable and payable online through StarPortal. The deposit is due to be paid before the deadline stated in the Resident’s Letter of Offer.

** Failure to pay the First Instalment before the deadline will result in the student’s space in residence being forfeited.

Cancellation and/or Withdrawal from Residence

In the event that a Resident elects to cancel and/or withdraw from the Residence, a reassessment of the Occupancy Fee will occur in accordance with the table below. The “Notice Date” is the date upon which the request to cancel and/or withdraw is received by the Residence.

<table>
<thead>
<tr>
<th>Notice Date</th>
<th>Vacating Date</th>
<th>Occupancy Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Before August 1, 2019</td>
<td>N/A</td>
<td>$600</td>
</tr>
<tr>
<td>August 1 – November 15, 2019</td>
<td>On or before December 21, 2019</td>
<td>$6600</td>
</tr>
<tr>
<td>August 1 – November 15, 2019</td>
<td>After December 21, 2019</td>
<td>$9991</td>
</tr>
<tr>
<td>After November 15, 2019</td>
<td>N/A</td>
<td>$9991</td>
</tr>
</tbody>
</table>