

# CASA MAÑANA RENTAL AGREEMENT

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THIS AGREEMENT made as of the \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_.

**BETWEEN:** **812026 ONTARIO LIMITED** (the "Owner")

1 Forest Ridge Road, Richmond Hill, Ontario L4E 3L8  
- and -

\_\_\_\_\_ (the "Renter")

of \_\_\_\_\_

**WITNESSETH** that in consideration of the rents, covenants and agreements hereinafter reserved and contained, to be paid, observed and performed, the Owner hereby agrees to rent a cottage located on Sandy Lake, Concession 11, part Lot 11, in the Township of Harvey (the "Cottage") to the Renter for the period and price specified in paragraphs 2.1 and 2.2 herein.

## 1. GENERAL CONDITIONS OF RENTAL

- 1.1 Renter shall abide by this agreement and the attached Rules and Regulations (Schedule "A"). All conditions, provisions and instructions apply to all guests/visitors to the Cottage. Schedule "A" is an extension of the terms and conditions of renting the Cottage and the Renter shall by entering this contract, agree to abide by the rules contained therein.
- 1.2 The Renter agrees that the Cottage is to be used solely for recreational purposes and no illegal nor commercial or other activities shall be carried on.

## 2. RENTAL PERIOD AND FEES

- 2.1 The Renter will rent the Cottage from the \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_ to the \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_.
- 2.2 The total rental cost for the period will be \$\_\_\_\_\_. The Renter agrees to provide a non-refundable deposit of \$500 with a signed copy of this agreement along with a cheque for the balance post dated for two weeks prior to commencement of the rental period.

## 3. DAMAGE AND SECURITY DEPOSIT

- 3.1 The Renter is responsible for damage to the Cottage (inside and outside), including recreational equipment.
- 3.2 The Renter will provide a security deposit of \$500 or will provide a credit card number to be charged in case of damage. The Renter's liability is not limited to the security deposit, but shall be equal to the actual cost of repairing any damages, however caused by himself/herself or any other occupants, guests, visitors or family members at the Cottage.

I authorize the Owner to charge the following credit card number in the case of damage to the Cottage:

Visa / MasterCard Card #: \_\_\_\_\_ Expiring \_\_\_\_\_/\_\_\_\_

#### **4. PERSONS USING THE COTTAGE**

- 4.1 The Renter is not permitted to sublet the Cottage.
- 4.2 The number of persons present overnight (including guests) must never exceed the number indicated by the Renter in the attached Cottage Occupant List (Schedule "B"), without the prior written permission of the Owner. Only those people listed by the Renter on the Cottage Occupant List are authorized to be at the Cottage during the rental period.
- 4.3 Failure to comply with Section 4.2 can result in immediate eviction without refund.

#### **5. OTHER CONDITIONS**

- 5.1 The Owner shall be allowed access to the Cottage at any time during the rental period.
- 5.2 The Renter must notify the Owner immediately if there is a reasonable cause for complaint or if any damage has occurred to the Cottage.
- 5.3 The Renter agrees that he/she will not remove any fixtures, goods or chattels from the Cottage and will be responsible to prevent others on the Cottage Occupant List from doing same.

The parties hereto have signed this Agreement on the date first written above.

**OWNER**

**RENTER**

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#### **SCHEDULE "A"**

##### **RULES AND REGULATIONS**

We would like to take this opportunity to thank you for your interest in renting our cottage and extend our best wishes for an enjoyable vacation. In order to make your stay more pleasant, we ask that you kindly read and follow these instructions.

- **Check-in time is 3:00 pm** on the date agreed in our Rental Contract
- Only registered guests are permitted to stay at the cottage during your vacation period.
- Renters must bring their own linens (sheets, pillow cases and towels). There are 5 queen size, 2 doubles and two single beds.
- All household garbage must be placed in **clear plastic garbage bags**. Please separate plastics, cans, cardboard and glass for recycling (use recycle bin). All garbage should be taken to the Buckhorn Dump located on Highway #36. Drive into Buckhorn past the L.C.B.O. and go through the traffic lights at Highway 507. Follow the road for approx. 2 km, and look for the Dump sign on your left.

- Our tap water is filtered and is potable, however, we do recommend that you bring bottled water.
- Like most cottages, this Cottage operates on a septic system. Its misuse or over use could lead to major damage and expense. Please minimize frequent flushing and excessive use of water.
- Do not put anything down the toilet other than natural waste and toilet paper. **No paper towels, Kleenex, tampons, feminine napkins, matches, hair, grease, etc. should be discarded down the toilet or the sink.**
- Please refrain from using glass containers on the decks and open pit fireplace near the lake as children and adults often go bare foot in these areas. Also, please no bottle caps or cigarette butts in the lake or on the property.
- Never wash your hair in the lake or permit anybody else to use soap in the lake. Remember the wild life, the fish and our neighbours drink the lake water.
- **You are welcome to use the firepit, but please be careful as fire can spread rapidly in cottage country.** If you make a campfire, please keep a bucket of water nearby, and be sure to douse glowing embers with water before you retire for the night.
- **Sandy Lake** is an exclusive area in the Kawarthas. It is not part of the Trent waterway and is therefore extremely tranquil, peaceful, clean and quiet. Please help us keep it that way! Your due consideration of the neighbours and the community will be greatly appreciated – **please refrain from loud noise or parties outdoors after 11:00 pm.**
- **Do not dive off the dock as the lake is very shallow and serious injury could result.**
- You are welcome to use all of our water sport equipment, including the paddle boat, canoe and kayak. **Use of all water sport equipment is at your own risk.** Life jackets should be worn at all times when using any of the water sport equipment.
- **NO SMOKING IN THE COTTAGE!**
- You are welcome to use the dishwasher in the kitchen and the washer and dryer located in the laundry room on the lower level. Please ensure all equipment used is emptied before your departure.
- In the event a breaker trips, the electrical panel is located near the front door on the lower level of the Cottage. All areas of the Cottage are clearly marked on the circuit breaker panel. Please reset only the breaker affected.
- Please refrain from making long distance phone calls. If a call must be made due to an emergency, we expect to be compensated fairly.
- Please leave the Cottage (inside and out) in the same condition as you received it, thoroughly clean and tidy, or if you wish, we can refer a local cleaning person to you. Please ensure that all furnishings are left in the same position as when you arrived.
- Any damage that occurs to the cottage or anything on the property must be reported prior to departure, so that we may assess and mutually agree to the cost of repairs or replacement value.
- At the end of your stay, please empty the refrigerator and take back all leftover food brought with you.
- Please return all keys to the specified location, place or person upon completion of the rental period.
- **CHECK OUT TIME IS 11 am.**
- In the event of an emergency, we can be reached at one of the following numbers

Cell : (647) 218-5360

**EMERGENCY CONTACT: Marino Ancona (289) 442-7309**

**SCHEDULE "B"**

**COTTAGE OCCUPANT LIST**

The following is a complete list of all people who will be occupying the Cottage, including Renter(s), overnight guests and day visitors:

NAME: \_\_\_\_\_ PHONE: (\_\_\_\_)

ADDRESS: \_\_\_\_\_

NAME: \_\_\_\_\_ PHONE: ( \_\_\_\_ ) \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAME: \_\_\_\_\_ PHONE: ( \_\_\_\_ ) \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAME: \_\_\_\_\_ PHONE: ( \_\_\_\_ ) \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAME: \_\_\_\_\_ PHONE: ( \_\_\_\_ ) \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAME: \_\_\_\_\_ PHONE: ( \_\_\_\_ ) \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAME: \_\_\_\_\_ PHONE: ( \_\_\_\_ ) \_\_\_\_\_

ADDRESS: \_\_\_\_\_

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**PRINTOUT, COMPLETE, SCAN/EMAIL  
TO Wparent@rogers.com**