Temporary Accommodations Agreement

In response to the state of emergency caused by the Coronavirus, the University has agreed to make available some of its townhouse and apartment style student housing on a short-term and emergency basis in order to address specific housing needs during the Coronavirus pandemic (“Temporary Accommodation”). Individuals or families who are accepted into Temporary Accommodation (“Temporary Occupants”) agree to abide by the terms and conditions contained in the Agreement. No rights accrue to Temporary Occupants save those under this Agreement. The Parties agree and acknowledge that the short-term and emergency use of these Temporary Accommodations are not subject to the Residential Tenancies Act and no rights of occupancy accrue under this Agreement. Failure to comply with this Agreement could result in immediate termination of the Agreement by the University.

1) **Reservations**
   a) Temporary Occupants are encouraged to make reservations only for the nights they are certain to be staying.
   b) Temporary Occupants requiring accommodations with respect to a disability should identify the necessary accommodations when making the reservations.
   c) The University may not hold reservations for Temporary Occupants who have completed reservations, but do not arrive on their designated arrival date.
   d) Temporary Occupants wishing to cancel their reservation may do so by providing notice of their intent via email: hostel@uoguelph.ca. There is no cancellation fee. 24 hours’ notice is sincerely appreciated.
   e) Extending a reservation is possible and may be done at any time before 11:00 a.m. on the arranged departure day.

2) **Check-in & Check-out**
   a) ‘Check-in’ normally falls between the hours of 2:00 p.m. and 10:00 p.m. Temporary Occupants wishing alternate check-in times must make the necessary arrangements with the East Residence Service Desk staff.
   b) Valid photo identification will be required upon check-in.
   c) Temporary Occupants must check in at the East Residence Desk, located at the front entrance of Dundas Hall. This Desk is open 24 hours.
   d) Payment for Temporary Accommodation will be collected in full at check-in. Once payment has been received at check-in, no refunds will be made.
   e) A $25.00 key deposit is required for all sets of keys issued. This deposit is refundable with the return of all keys issued at check-out. If room keys are not returned at check-out, the key deposit will not be refunded.
   f) Accepted methods of payment under this Agreement are by Visa, MasterCard or Interac.
   g) Check-out is normally no later than 11:00 a.m. on the designated departure day unless an alternate check out time has been prearranged. All requests for a late check out must be
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submitted with 24 hours’ notice. Failure to vacate by the designated check out time could result in:

i) Extra nightly charges;
ii) Removal of personal belongings; and
iii) Issuance of a Trespass Order.

3) Residence Rules
   a) Temporary Occupants are required to show valid government issued ID at the request of the University's Residence Desk Staff or Campus Community Police.
   b) Quiet hours are in place from 10:00 p.m. to 8:00 a.m. every day. Temporary Occupants are expected to keep noise to a minimum. Use of powerful speakers or amplification devices is not acceptable. Excessive levels of noise will not be tolerated.
   c) Temporary Occupants may exchange their linen for fresh linen at the East Desk. The cleanliness of rooms is the responsibility of Temporary Occupants.
   d) The number of Temporary Occupants permitted in Temporary Accommodation have been established during the Coronavirus pandemic in accordance with Public Health guidelines. The number of Temporary Occupant(s) in specific forms of Temporary Accommodation cannot be changed except with written consent of the University. No visitors or overnight guests are permitted.
   e) Temporary Occupants must abide by any law, rule, directive, order or regulation of any federal, provincial or municipal government, as applicable related to the Coronavirus including but not limited to appropriate social distancing and hand-washing.
   f) Temporary Occupants must immediately notify the East Residence Service Desk staff if they experience symptoms of the Coronavirus.
   g) Temporary Occupants are not permitted to change or trade rooms without the written approval of the senior Desk Services staff member.
   h) All personal belongings or Temporary Occupants must be kept in their assigned accommodation. No personal belongings are to be stored in hallways or other common areas.
   i) Temporary Occupants are not permitted to move furniture from their assigned Temporary Accommodation. Window screens are not to be removed.
   j) Temporary Occupants are responsible for leaving the residence rooms in a clean and undamaged state before departure. Any missing or damaged items should be reported by Temporary Occupants to the East Desk no later than check-out.
   k) Temporary Occupants are responsible for any damage to their assigned Temporary Accommodation or its furnishings. Temporary Occupants will be invoiced for any cleaning costs or damages.
   l) Open flames are not permitted in residence. This includes but is not limited to candles, sparklers and incense.
   m) The University is a smoke-free campus. No smoking or vaping is permitted.
   n) Alcohol is prohibited in any public area of the University. In student residence, alcohol is prohibited in hallways, common spaces, stairwells, and laundry facilities. Alcohol is not to be transported in opened containers.
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o) Cooking is permitted in designated common rooms only. The use of electrical appliances such as kettles, hot plates, frying pans, woks, microwaves and ovens is not permitted in residence rooms. Stoves are never to be left unattended while in use.

p) Food items kept in common kitchen areas must be properly stored and labelled. Temporary Occupants must dispose of their food items prior to departure. Periodically, common room fridges will be cleaned out and food items that are not properly stored or labelled may be disposed of.

q) The use of rollerblades, skates, scooters, and skateboards inside residences is prohibited.

r) Except where required for an accommodation for a disability, animals are prohibited in residence.

s) Properly identified University of Guelph staff or University-contracted maintenance workers may enter a Temporary Accommodation room at any time in case of an emergency or otherwise at reasonable hours, to perform necessary repairs, check smoke detectors, or perform other housekeeping tasks/inspections.

4) Early Termination
   a) The University reserves the right to immediately terminate this Agreement where in the University’s sole discretion, Temporary Occupants, by act or omission, breach the terms of this Agreement.
   b) The University reserves the right to terminate this Agreement with or without notice should the University in its sole discretion, determine that it is no longer able to offer Temporary Accommodation under this Agreement.

5) No Responsibility for Personal Property

   The University assumes no responsibility for any damage to, loss or theft of personal property of Temporary Occupants. This section will survive termination of this Agreement.

6) Acceptance of Risk

   Temporary Occupants acknowledge and agree that they assume all risk of personal injury or death, property damage or loss, including, sickness or illness and death related to exposure to the Coronavirus. Temporary Occupants hereby release and forever discharge the University, its officers, directors, employees and agents (“University”) from all claims for damages, loss and injury arising as a result of this temporary occupancy. Temporary Occupants also agree to indemnify and save harmless the University from any claims which may be made against the University arising out of or in consequence of any act or omission of the Temporary Occupant. This section will survive termination of this Agreement.