



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) LICENSEE ACKNOWLEDGEMENT**

### **1. General**

The Owner is legally able to operate a STRA at the Premise in which is being applied for. Nothing herein allows an Owner to rent a Premise other than those identified on the Township approved License. The Owner agrees to pay any and all outstanding fees and penalties from the Township prior to the issuance of a License.

### **2. Premise and STRA in Compliance with all Applicable Legislation**

The Premise and STRA shall be operated in accordance with the Short Term Rental By-law, and all applicable acts, regulations and other municipal by-laws. The STRA shall not be licensed if it is subject to an Order made pursuant to the Building Code Act, 1992, and any regulation made under it, including the Building Code. The Owner is responsible for ensuring that the STRA contains functioning smoke alarms, carbon monoxide alarms, fire extinguishers, and exits.

### **3. Liability Insurance**

The Owner will maintain the liability insurance as required for the entire length of the License while the STRA is being operated as required by the Short Term Rental Licensing By-law. In the event insurance expires, is cancelled, or terminated, the STRA License is automatically suspended effective the date of such expiration, cancellation, or termination and shall remain so until such insurance has been reinstated and provided to the Township. The Owner shall indemnify and save harmless the Township from any and all claims, demands, causes of action, loss, costs, or damages that the Township may suffer, incur, or be liable for resulting from the performance of the Owner as set out in the By-law whether with or without negligence on the part of the Owner, the Owner's employees, directors and Agents.

### **4. Occupancy**

The Owner is responsible for ensuring that the STRA is operating in compliance with its permitted occupancy. The maximum occupancy permitted is not more than two persons per bedroom (not including children under 2 years old) and cannot exceed the limits of the sewage disposal system servicing the property.



**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**

For waterfront properties only, the Owner shall take a 1 week (7 consecutive nights) break from renting during the summer months. In each month of June, July, and August, the Owner is required not to rent the STRA for a minimum of 1 week (7 consecutive nights). The Owner may select any week they choose.

For waterfront properties only, the Owner is limited to accommodating only 1 renter group every 6 consecutive nights. There is no minimum or maximum number of nights per stay. This applies from the Friday before the Victoria Day long weekend until the Tuesday following the Labour Day long weekend.

## **5. Posted Documents**

The Owner shall post the valid STRA License number on each online advertising method used by the Owner of a STRA. The Owner shall post the valid STRA License, Renter's Code of Conduct, and Renter's Information Package in a visible location for the Renter(s) within the dwelling interior of the STRA.

## **6. STRA Renter Record**

The Owner shall keep a record of each rental including the Renter's date of entry, length of stay, home address, and confirmation of receipt of the Renter's Code of Conduct. Renter records shall always be readily available for inspection by an Officer for the duration of the current license period plus two months thereafter.

## **7. Inspection**

The Owner grants the Chief Building Official or their designate, the Chief Municipal Law Enforcement Officer or their designate, the Chief Fire Official or their designate, and any other officer or agent for the Township entry onto the Premise at any reasonable time for the purpose of carrying out an inspection to determine compliance with any applicable by-laws and regulations.

## **8. Contravention**

The Owner will be held liable for law contraventions by Renters and may be subject to demerit points, fines, or other enforcement action.



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

## 9. Acknowledgement

The Owner confirms the accuracy, truthfulness, and completeness of the information submitted. Any breach of this acknowledgement, provisions of the Short-Term Rental Licensing By-law or any other regulation or municipal By-law may result in the Short-Term Rental License being suspended, refused, or revoked by the Township.

\_\_\_\_\_  
Signature of Owner (Licensee)

\_\_\_\_\_  
Date