

2021-2022 Rental Agreement – *Under 19*

Between MOUNT Saint Vincent UNIVERSITY, a body corporate, hereinafter referred to as the “UNIVERSITY” and

LAST NAME:

FIRST NAME:

STUDENT ID:

hereinafter referred to as the “STUDENT”

(1) The University will rent to the Student and the Student will rent from the University

BUILDING:

ROOM:

MEAL PLAN:

hereinafter called the “rented premises and meal plan”, for the following term

FALL TERM - September 5th - December 21st, 2021

WINTER TERM - January 4th - April 23rd, 2022

*The Student is hereby advised that this Rental Agreement does not entitle the Student to occupy the rented premises during the Holiday Break as set by the University (DECEMBER 21st, 2021 - JANUARY 4th, 2022 inclusive). **You cannot stay in your room during the Holiday Break.** There may be a **limited** number of rooms available, depending on occupancy. These spaces will require a separate application and will be assigned on a first come first serve basis.*

- (2) The University agrees to provide the Student with a room in a safe environment, conducive to learning. The University will provide trained student residence staff who are able to assist, provide guidance and support.
- (3) The Student acknowledges reviewing the [on-line Academic Calendar for 2021 - 2022](#). The Student agrees to be bound by all of the rules and regulations contained therein relating to occupying premises in student residences, whether or not the University has formally approved those rules and guidelines as of this date. In particular and without limitation, the Student is obligated to:
- complete a Plan for Student Success and Wellbeing;
 - adhere to the [Caring and Community Code](#);
 - leave all residence rooms in the condition in which they found it, that includes not removing furniture, cleaning the premises and free from damage;
 - obligated to comply with provincial standards of health and safety and any other governing laws, specifically the NS Government ‘s Response to COVID-19;
 - that I am particularly aware of the risks associated with living in a community for individuals who have a compromised immune system or have underlying conditions which make them more susceptible to the dangers of illness such as but not limited to COVID-19;
 - avoid nuisance and disturbance to other occupants of similar rented premises;
 - assume the cost of repairs, cleaning or damage to the rented premises due to accidents, negligence or willful misconduct of the Student or anyone permitted by the Student to enter the premises or due to any conduct which results in the need for repairs, cleaning or damage;
 - All residence areas will be restricted to residents & essential staff only – **NO visitation or overnight guests will be permitted – until the university deems it permissible.**

- i) allow entry for reasons considered appropriate or necessary by the University including, but not limited to, reasons of health, safety or general welfare, or to make necessary repairs to the premises, or to inspect the premises for suspected breaches of any applicable rules or regulations of the University;
 - j) follow procedures with respect to occupation and termination of room occupancy as described in this document, the [Academic Calendar](#) and [Caring Community Code](#);
 - k) the University reserves the right to inspect all rented premises during each university semester;
 - l) respect the rules and cooperate with Resident Assistants and DONS; and
 - m) review and understand the attached residence room and meal plan refund policies (also outlined in the [Caring Community Code](#)).
- (4) Residences are on University property. The University reserves the right to evict any Student who is in breach of any University rule or regulation. The Student specifically acknowledges the breach of any rules and regulations contained in the [Academic Calendar](#) or the [Caring Community Code](#) or any breach of any term of this Agreement will entitle the University to immediately terminate this Residence Lease Agreement. Upon termination, the Student will vacate the premises immediately or within such time period as may be directed by the University. Students dismissed from residence have 72 hours to appeal their suspension. Please refer to the [Charter of Rights and Responsibilities](#).
- (5) **MEAL PLAN:** The Student shall select a meal plan and shall pay to the University; the sum of money for meals and the rented premises as per the schedule of residence and dining hall fees outlined in the calendar. *Meal plans are not transferable.*
- (6) **COURSE LOAD:** The Student must be enrolled in a full-time course load at the University or have written permission to be enrolled in a part-time load by the Manager, Residence Life. If the Student ceases to be enrolled at the University, the Student must immediately withdraw from residence.
- (7) **STUDENT ACCOUNT:** The Student account must be in good financial standing and paid in full by **September 15th, 2021 for the Fall Term & January 12th, 2022 for the Winter Term**; or special payment arrangements made with the Manager of Student Accounts, Financial Services. Failure to do so may result in the suspension of technology, meal plan and/or dismissal from residence.
- (8) **WITHDRAWAL FROM RESIDENCE:** *Refer to the 2021-2022 Withdrawal & Refund Policy.*
- (9) Although every effort is made to choose compatible occupants to fill an apartment, the Residence Life Office reserves the right to assign the room to the first applicant available.
- (10) **ROOM CHANGES:** The University requires that students make every reasonable effort to get along. Given the limited capacity in the **Caring Community** model and to reduce room changes and movement throughout, **there will be no inter-residence moves or reassignments after move-in.**
- (11) Where mediation/compromise is not possible, the University may, in its sole discretion, terminate the residency of both and/or all students within the unit.
- (12) The University is not responsible for contraction of COVID-19, or any death, injury, loss or damage of any kind suffered by any person resulting from contraction of COVID-19 or other illness while living in residence.
- a. I am aware that living in a residence community described above involves many risks, which include but are not limited to:
 - Risk of contracting illness such as COVID-19;
 - COVID-19 is a serious health threat and can be deadly. While the risks are increased for individuals aged 65 and over, with compromised immune systems, or with underlying medical conditions, the contraction of COVID-19 presents a risk to every individual. The risks associated with this disease include risk of permanent health effects and death. Risk of contracting this disease may increase from activities that include contact with others, shared materials, or surfaces which may be contaminated. These are among the risks inherent in living in a residence community.
- (13) **INSURANCE COVERAGE:** The University is **not responsible** for the loss or damage to personal belongings as a result of fire, flood or any other incident including theft, however caused. Students are advised to keep their doors locked. It is the Student's responsibility to ensure they have adequate insurance coverage for their belongings both in their room and in storage, as well as liability coverage. Students are

to contact their insurance agent to determine if they are covered under a parental homeowner's policy or to obtain tenant insurance with liability coverage.

- (14) **TEMPORARY TRAVEL INSURANCE: INTERNATIONAL STUDENTS** – All international students are required to have travel health insurance, provided by Guard.Me, prior to coming in the fall and to ensure adequate coverage for COVID-19. International students MUST contact the International Education Centre at international@msvu.ca to request early coverage if required.
- (15) If the Student fails to check into residence by **Sunday, September 12th, 2021** without written notification to the Residence Life Office, they will forfeit all deposits paid to **September 13th, 2021**, unless the Student has signed a Residence Rental Agreement, in which case, paragraph 8 above will apply as to whether an adjustment of fees will be available.

I UNDERSTAND THIS ROOM IS ASSIGNED ONLY TO THE ABOVE TENANT. **THE STUDENT SHALL NOT ASSIGN OR SUBLET ALL OR ANY PART OF THE RENTED PREMISES TO ANY OTHER PERSON.**

I UNDERSTAND THIS RENTAL AGREEMENT AND THE INFORMATION CONTAINED IN THE [ACADEMIC CALENDAR](#) AND [CARING COMMUNITY CODE](#). I AGREE TO BE BOUND BY THEM WITH RESPECT TO MY ACCOMMODATION FOR THE **2021 - 2022** ACADEMIC YEAR.

I ACCEPT - BY SELECTING "I ACCEPT", YOU ARE SIGNING THIS AGREEMENT ELECTRONICALLY. YOU AGREE YOUR ELECTRONIC SIGNATURE IS THE LEGAL EQUIVALENT OF YOUR MANUAL SIGNATURE ON THIS AGREEMENT. BY SELECTING "I ACCEPT" YOU CONSENT TO BE LEGALLY BOUND BY THIS AGREEMENT'S TERMS AND CONDITIONS.

I am under the age of 19 and agree to sign an alcohol-free agreement until I turn the age of 19.

(PARENT AGREEMENT IF STUDENT IS UNDER 19 YEARS OF AGE):
By signing this agreement, you are in Agreement that you consent to be legally bound by this Agreement's terms and conditions for the above-mentioned student.

MOUNT SAINT VINCENT UNIVERSITY REPRESENTATIVE



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