

THIS RESIDENCE AGREEMENT (the “**Agreement**”) is between Toronto Metropolitan University, (the “**University**”) and the Residence Applicant (“**you**” or “**Resident**”).

WHEREAS:

- A. As detailed in the offer of accommodation sent to you via email, the University has offered you accommodation in a University student residence (the “**Residence**”) for the 2026 Spring/Summer term through its Residence Program (the “**Program**”);
- B. The Residence is comprised of various room types and you have been assigned a room in the Residence as detailed in the communication sent to you via email (the “**Room**”);
- C. This Agreement and the operation of the Residence is administered on behalf of the University by its Housing & Residence Life unit; and
- D. You wish to accept the Room tenancy that has been offered to you by the University.

NOW THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. **Entire Agreement:** This Agreement, which includes,
 - a. This signature page;
 - b. Appendix A – General Terms and Conditions;
 - c. Appendix B - Residence Fees Schedule; and
 - d. the Residence Community Standards;
 constitutes the entire agreement between the parties concerning the subject matter hereof and supersedes all prior agreements, understandings, negotiations and discussions, oral or written. To the extent that there is any discrepancy between the subject matter of this Agreement and any other University publication or agreement, the provisions of this Agreement prevail.
2. **Questions to be Addressed before Signing:** Each Resident is responsible for seeking out clarification of any information they do not understand in the Agreement, appendices and Housing & Residence Life Community Standards BEFORE they sign this Agreement. Questions may be directed to the Housing & Residence Life office by phone 416-979-5284, sending an email to reservations@torontomu.ca or stopping by our office in Pitman Hall during business hours.
3. **Binding Commitment:** Execution of this Agreement constitutes a binding commitment by the Resident for the Term (as defined herein) in accordance with the terms set out herein.

RESIDENT

Toronto Metropolitan University

Resident
Signature:

Signature:

Resident Name:

Name:

Jen McMillen

Title:

Vice Provost, Students

Date:

Parent/Guardian
Signature (if
Resident is under
18):

Appendix A – General Terms and Conditions

1.0 Term

1.1 Term: The term of the Agreement commences on the move-in day as indicated in Section 2.1 or in your offer of accommodation letter whichever is later (the “Move-In Day”), and expires on August 15th, 2026, unless terminated early in accordance with this Agreement (the “Term”).

1.2 Access: During the Term, you shall have access to the Room from 9:00 am on the Move-In Day to 11:00 am on the Checkout Date.

1.3 Limited to Term of Occupancy: The Residence and the Room are not intended for year-round occupancy. This Agreement is solely for the provision of accommodation for the Resident at the Residence during the Term. You may submit an application for a subsequent term or terms, but acceptance of such application is not guaranteed on the basis of previous occupancy in a Residence.

1.4 Application of the Residential Tenancies Act: You hereby acknowledge that the occupation of a Room in the Residence is not governed by or subject to the provisions of the Residential Tenancies Act, 2006, S.O. 2006, c. 17.

2.0 Important Dates

2.1 Schedule: The schedule of important dates (the “Schedule”) is as follows:

Date	Description
At Application	First Month Rent Due
May 2, 2026 @ 9:00 am	Move-in Day (Start Date)
June 1, 2026	June Rent Due
July 1, 2026	July Rent Due
August 1, 2026	August Rent Due
August 15, 2026 @ 11:00 am	Last possible date of tenancy (End Date)

*First Month's rent is due within 7 days of submitting the application. The schedule applies for all subsequent room rent payments.

2.2 Date Changes: The important dates set out above are subject to change when applicable/necessary in conjunction with University significant dates, provided that if any variance greater than eight (8) days, the Resident is entitled, on not less than thirty (30) days' notice, to terminate this Agreement without further liability, provided that the Resident continues to be liable for Residence Fees (as defined herein) prorated to the date of the Resident's last day residing in the Room.

3.0 Room Assignment

3.1 Living Accommodation: The “Room” consists of a bedroom with access to and use of the Common Areas (as defined in Section 7.3).

3.2 Room Reassignment: The University reserves the right, in its sole discretion, to reassign Rooms as it deems necessary or appropriate. Housing & Residence Life has the responsibility to reduce losses in revenue and minimize expenses by filling vacant Rooms. In the event you are assigned to a suite style Room you must be prepared to welcome a new person to the Room, or to be relocated to another Room any time a vacancy exists. When a vacancy exists that cannot be filled, the empty room will be locked and no access will be permitted.

3.3 Room Reassignment for Facilities Purposes: Housing & Residence Life has the responsibility to maintain the Residence and has a preventative maintenance schedule for doing so. Occasionally emergency facilities issues arise that require the reassignment of a Room. You must be prepared to be relocated to another Room any time a facility issue necessitates it. This reassignment may be temporary or permanent and is in the sole discretion of Housing & Residence Life.

3.4 Room Changes: All requests to change rooms must be submitted in writing to Housing & Residence Life and Housing & Residence Life has the sole authority to grant or deny such a request in its sole discretion. Any Resident who, at their request, changes to another Room during the Term is subject to a \$250.00 room change fee in order to cover cleaning and administrative costs. In addition, the Resident may be required to pay additional Residence Fees in the event that the Resident relocates to a Room with higher Residence Fees.

3.5 Room Condition and Size: While every effort will be made to address maintenance issues, adjustments to Residence Fees will not be made based on room condition, size, or the furnishings provided.

3.6 Subletting Not Permitted: A Room may only be occupied by the assigned Resident(s). Unauthorized occupation or “subletting” of a Room will result in the eviction of the unauthorized occupant and sanctions against the Resident.

3.7 Accessibility Accommodation Request Form: Students with a disability who may require a physical modification to a room, or a specific room style placement must complete the Accessibility Accommodation Request Form available online at: <https://www.torontomu.ca/housing/future-students/applying/accessibility-accomodation/>. This includes students with severe life threatening allergies (e.g. Anaphylaxis).

3.8 Enrollment: Only Residents enrolled at a post-secondary institution with a confirmed co-op or internship are able apply to live in residence through the Co-Op Housing program.

4.0 Residence Fees

4.1 Residence Fees: You shall pay the applicable residence fees (the “Residence Fees”) as set out in the fee schedule attached hereto as Appendix B, in accordance with the Schedule.

4.2 Incidental Fees: There are a number of incidental fees a Resident may incur while living in Residence including but not limited to: lockouts, replacement key charges, room switch fee, maintenance/cleaning fees, repair and replacement charges, Housing & Residence Life community standards (“HRL-CS”) restitution, HRL-CS collective billing, and room stay extension request administrative fee. All such incidental fees are payable by the Resident in addition to the Residence Fees and will be charged to the Resident’s account (the “**Account**”) by the University.

4.3 Pay Fees Promptly: Payments that are not received by the University by the deadlines set out in the Schedule will be subject to a \$50 late fee. Students who pay their monthly rent late, will not be eligible to re-apply for accommodation in Residence in the future.

4.4 Consequence for Not Paying Residence Fees: Failure by you to pay the Residence Fees by the deadlines outlined in the Schedule constitutes a breach of the terms of this Agreement and may result in the University terminating this Agreement.

4.5 Payments made without Deduction, Abatement or Set-off: All payments made by the Resident pursuant to this Agreement shall be made without deduction, abatement, or set-off, unless otherwise permitted by the University.

5.0 Withdrawal and Early Termination of Tenancy

5.1 Early Withdrawal from Tenancy by Resident: You may withdraw from the Program without financial penalty by providing written notice to the University by completing and submitting a Residence Withdrawal form by May 2, 2026. Housing & Residence Life will provide you with written notice confirming your withdrawal.

5.2 Early Withdrawal from Tenancy by Resident After May 2, 2026: You may withdraw from the Program after May 2, 2026 and prior to the end of the Term by providing written notice to the University by completing and submitting a Residence Withdrawal form and paying a \$400 withdrawal fee in addition to the monthly rent incurred during your participation in the Program. Housing & Residence Life will provide you with written notice confirming your withdrawal.

5.3 Application to be Released from Residence Agreement: A Resident who is unable to continue living in a Residence due to exceptional circumstances beyond their control may request early termination of this Agreement through submission of a Residence Withdrawal form, along with any applicable supporting evidence to Housing & Residence Life and paying a \$400 withdrawal fee in addition to the monthly rent incurred during your participation in the Program. Such an application will be considered and determined by the University in its absolute discretion. In the instance of such early termination, the Resident will be responsible for payment up to the end of the month in which the end date of the tenancy in the Room falls. Subsequent monthly payments will be canceled.

5.4 Abandonment of Room: The Room may be deemed to have been abandoned where you have, in the sole opinion of Housing & Residence Life, vacated the Room and failed to respond to a Notice of Abandonment sent by Housing & Residence Life. Abandonment is grounds for termination of your tenancy by Housing & Residence Life.

5.5 Termination of Tenancy: Notwithstanding the use of any administrative policies or procedures for imposing sanctions, the University may, in its sole discretion, terminate this Agreement by providing written notice to you if you (i) breach any of the terms or conditions of this Agreement, the Housing & Residence Life Community Standards, any other University policies or municipal, provincial or federal laws, (ii) fail to pay your University tuition by the due date outlined by the Registrar's Office; or (iii) as otherwise set out herein. In addition, if you are an employee in the Housing and Residence Life, this Agreement may be terminated pursuant to the terms of your employment contract with the University, including, but not limited to the section titled "Room Assignments."

5.6 Continuing Liability after Withdrawal: Notwithstanding any early termination of this Agreement, withdrawal, or abandonment of a Room, you remain liable for all financial obligations under this Agreement including, but not limited to, damage charges and incidental fees, and the Residence Fees incurred up to the date of termination.

5.7 Vacating the Residence: Any Resident who has withdrawn from Residence, or has had their tenancy terminated pursuant to this Agreement is required to vacate the Room and the Residence within the timeframe for vacating specified in the written notice provided by the University. In addition, Housing & Residence Life reserves the right to require you to immediately vacate the Residence without notice if your conduct represents a risk to the safety, security or well-being of other Residents, as determined in the absolute discretion of Housing & Residence Life.

5.8 Items Left Behind: Any items you leave behind in the Room after the end of the Term are deemed to have been abandoned. Housing & Residence Life will discard any items left behind by any Resident after the Checkout Date, the early withdrawal by a Resident, or early termination of a Resident's tenancy by Housing & Residence Life. This includes items confiscated and temporarily held by Housing & Residence Life. Housing & Residence Life and the University are not responsible for mailing items back to you and will not compensate you for items that have been discarded. you hereby indemnify and hold harmless Housing & Residence Life and the University for any costs, damages, or other expenses arising out of or in any way connected with the disposal of items you leave behind.

6.0 Locks and Keys

6.1 Keys: Housing & Residence Life shall provide you with a key to the Room (the "**Room Key**") and a Residence ID Card on Move-in Day. The Room Key and Residence ID Card remain the property of the University.

6.2 Locks: Locks in the Rooms are not to be altered without the prior written consent of Housing & Residence Life. No additional locks are to be placed upon any door of the Residence or the Room.

6.3 Cost for Replacement / Misplaced Keys: You are responsible for safeguarding the Room Key and Residence ID Card. Residents will be subject to a fee for the replacement of lost, broken, damaged, “lockout” (i.e. keys locked in room) or misplaced Room Keys or Residence ID Cards. Where it is determined by Housing & Residence Life that the loss of Room Key warrants the replacement of the associated lock, all costs associated with the replacement of such lock will be borne by the Resident. The lockout charging schedule can be found online at: <https://www.torontomu.ca/housing/current-students/maintenance-cleaning/>.

6.4 Key Duplication Prohibited: The Resident agrees not to allow copies to be made of the Residence ID Card or Room Key. Residents found in possession of a copied Room Key may be subject to sanctions.

6.5 Delivery of Keys: The Resident agrees to deliver to Housing & Residence Life the Room Key and Residence ID Card in proper working condition upon the completion of the Term, withdrawal from the Residence by the Resident, or upon Housing & Residence Life terminating the Resident’s tenancy pursuant to Section 5.

7.0 Facilities

7.1 Responsibility for Resident’s Room: You are responsible for and shall pay for all missing items, damages, or cleaning in connection to the Room that is caused by you or your guests. If you share a Room with one or more Residents, all costs will be divided and assessed equally between such Residents, unless damage can be attributed to one Resident then that Resident will be responsible for the full cost.

7.2 Responsibility for Suite/Apartment Shared Areas: All Residents occupying a Room in a suite/apartment are jointly and severally responsible for missing items, damages or cleaning in connection to shared areas within the suite/apartment including the kitchenette, bathroom, and living space (the “**Shared Areas**”) caused by the Residents’ or the Residents’ guests.

7.3 Responsibility for Common Areas: All Residents of the Residence are jointly and severally responsible for missing items, damages or cleaning in connection to areas accessible by all Residents (the “**Common Areas**”), including lounges, stairwells, kitchens, laundry rooms, and hallways, caused by the Residents’ or the Residents’ guests. Housing & Residence Life may, in its sole discretion, assign liability for missing items, damages or cleaning caused to Common Areas to Residents occupying specific Rooms.

7.4 Room Condition: You are responsible for documenting the condition of the room and reporting issues that you have identified to Housing & Residence Life within 72 hours of the Move-in Day. Any changes to the physical condition of the Room or Residence property that are deemed by Housing & Residence Life to have resulted from unacceptable use by you will lead to additional charges to your Account.

7.5 Move-Out Condition: You shall leave the Room in a condition that is equal to or better than that of the condition when you moved in. All items in the Room must be returned to their original placement or you will be subject to an extra labour charge on your Account.

7.6 Monthly Inspections: Housing & Residence Life is entitled to inspect your Room on a monthly basis, or at such other frequency as deemed necessary by Housing & Residence Life. Except for situations of emergency, as determined in the absolute discretion of the Housing & Residence Life, Housing & Residence Life shall provide you with at least 24 hours’ written notice of such inspection. If it is determined upon inspection that the Room, Shared Areas or Common Areas require cleaning, you will be required to clean such area within a 72 hour period. If the required cleaning is not performed to the satisfaction of Housing & Residence Life, Housing & Residence Life reserves the right to clean the area and charge you for all reasonable expenses.

7.7 Pass Along Facilities Concerns Promptly: Any Resident with concerns about any physical aspect of the Residence shall submit a work request promptly. Residents are a key information provider in the Residence and are expected to pass along any observations they make in the physical condition of the Residence that may cause problems for the safety, security or proper functioning of University property.

7.8 Removing Items from Room: All furniture and equipment found in the Room must remain in the Room for the Term or you will be subject to an extra charge on your Account. All lounge furniture must remain in the lounge.

7.9 Cleanliness: You shall ensure that the Room, Shared Areas (if applicable) and Common Areas are kept in a clean and orderly state and free from all refuse at all times and you shall clean any Shared Areas or Common Areas immediately after use. If any Room, Shared Areas or Common Areas require additional cleaning, the Resident(s) responsible may be subject to extra cleaning charges applied to their Account.

7.10 Entering Rooms to Repair or Clean: Housing & Residence Life reserves the right to enter a Room for inspection, repair, cleaning or maintenance purposes. Except for situations of emergency, as determined in the absolute discretion of Housing & Residence Life, or where a Resident has submitted a work request, Housing & Residence Life shall provide to the Resident at least 24 hours' written notice of its intent to enter the Room for such purposes. Housing & Residence Life shall respond to a work request within a reasonable period of time depending on the nature of the problem and may enter the Room to inspect and/or repair while a Resident is not present.

7.11 Entering Rooms in Emergency Situations: Housing & Residence Life or other emergency or police personnel may enter a Room without notice where there exists reasonable grounds to believe that there is an emergency situation or evidence of criminal activity within the Room.

7.12 Renovations & Construction: The University is continually engaged in construction and renovation projects for the university community including residence buildings. If needed, you will receive additional communication from Housing & Residence Life or from campus facilities about projects impacting students, faculty and staff. Housing & Residence Life is not responsible for construction noise or disruptions associated with the construction sites.

7.13 Pest Control Policy: Failure to notify or take immediate action regarding maintenance and pest control issues on University property may result in charges to your Account for damages, repairs, and services. You shall follow all University directives in order to eradicate pests, including bed bugs. This may include room preparation, clothes laundering, and leaving the Room for a period of time. You are responsible for all damages caused by you resulting from your following of these directives and you shall pay all associated costs. You will not be relocated as this may result in pests being carried to a new room. You are not entitled to any refund of Residence Fees.

7.14 Repair and Replacement Charges: You will be billed if repairs and/or replacements are needed to restore the room to the condition it was in prior to your tenancy.

8.0 Housing & Residence Life Community Standards

8.1 Documents Governing Conditions, Guidelines & Policies: The Housing & Residence Life Community Standards (the "Standards"), found online at <https://www.torontomu.ca/housing/current-students/community-standards/> form a part of this Agreement. You shall abide by the requirements and responsibilities outlined in the Standards, as well as all other applicable University policies and procedures, and all municipal, provincial, and federal laws.

8.2 Support and Prevent Breaches to the Standards: You shall not directly or indirectly cause, or fail to take reasonable steps to prevent, a breach of the Standards either in person or virtually via the internet, including social media.

8.3 Commitment to Community: While in the Residence you shall act in a responsible manner so as not to compromise your own safety or endanger the health and safety of others either in person or virtually via the internet including social media. Housing & Residence Life reserves the right to determine what constitutes unsafe practices and the appropriate sanctions for Residents engaging in such practices.

8.4 Personal Conduct, Safety, Harm, and Danger: You are expected to comply with the University's Senate Policy 61: Student Code of Non-Academic Conduct, found at: <https://www.torontomu.ca/senate/policies/pol61.pdf>, the Housing & Residence Life Community Standards, and the University's Discrimination and Harassment Prevention Policy and Sexual

Violence Policy, found at <https://www.torontomu.ca/policies/>. Harmful, illegal, abusive, threatening, or dangerous behaviors are strictly forbidden in the Residence. Housing & Residence Life expects all Residents to conduct themselves in a civil and respectful manner at all times. The University reserves the right to impose interim measures or sanctions on a Resident while allegations of misconduct or matters concerning health, safety, and wellbeing are being reviewed or investigated by the University.

8.5 If you engage in harmful behavior, or behavior that is reasonably perceived to be a threat to yourself, or to others, or compromises your personal safety (including, but not limited to underage drinking, drug use, cutting, abusive behavior, etc.); or, where a pattern of behavior by you is sufficient to create significant disruption to other residents, Housing & Residence Life reserves the right to terminate, modify, restrict, and impose limitations on the your tenancy of the Room.

8.6 Health and Wellness: All Residents have a responsibility to take reasonable care of themselves. In the event of a health-related emergency, you are required to contact Toronto Metropolitan University Security or 911 immediately. Residents who have become ill or sick are expected to take reasonable steps to seek treatment from a medical professional. Ill or sick Residents may inform a Residence Advisor of their illness, who may refer the Resident to contact emergency services.

8.7 Notifying Emergency Contact: You hereby authorize Housing & Residence Life to contact your emergency contact in the event of an emergency situation, as determined in the sole discretion of Housing & Residence Life.

8.8 Commercial Activity Prohibited: You are not permitted to engage in any commercial activity in the Residence, including the Room, Shared Areas, and Common Areas without written permission from Housing & Residence Life.

8.9 Observe and Record Behaviour: Housing & Residence Life reserves the right to observe and record a Resident's behaviour for the purpose of ensuring the safety of the Resident and the community and that applicable policies are followed.

8.10 Residence Appeals Policy: You are permitted to appeal a decision of Housing & Residence Life in accordance with the residence appeals policy set out in the Standards online at:
<https://www.torontomu.ca/housing/current-students/community-standards/>

9.0 Indemnity, Liability, and Insurance

9.1 Indemnity: You shall indemnify and hold harmless the University, including all employees and agents, from all claims, liabilities, costs, expenses, damages and legal expenses arising out of or in any way connected with your use and occupancy of the Room, Shared Areas, or Common Areas, or any other part or parts of the Residence or otherwise arising under this Agreement.

9.2 No Liability: The University assumes no liability, directly or indirectly, for loss or theft of personal property, including food, or for damage or destruction of such property by fire, water or other causes (e.g. loss of utilities).

9.3 Personal Insurance: Residents are recommended to obtain, at their own expense, tenant insurance to cover their personal belongings and public liability during the Term and any renewals or extensions thereof. It is recommended that coverage for loss or damage to personal property be obtained on an "all risks" basis. Housing & Residence Life does not purchase or provide insurance for your personal property.

10.0 Notice and Communications

10.1 Providing Notice to Residents: Any notice required to be given to a Resident hereunder shall be deemed to have been properly delivered by delivery of such notice to the Resident's email or by way of posting such notice on the entry door to the Room. .

10.2 Providing Notice to Housing & Residence Life: Any notice required to be given to Housing & Residence Life hereunder shall be deemed to have been properly delivered by delivery of such notice to:

Housing & Residence Life
Pitman Hall Residence
160 Mutual Street,
Toronto, ON M5B 2M2
housing@torontomu.ca

10.3 Notice of Collection - Protecting Your Privacy: Pursuant to Section 39(2) of the Freedom of Information and Protection of Privacy Act ("FIPPA"), the information in the residence contract and on the residence application form is collected under the authority of the *Toronto Metropolitan University Act* and is needed to process your application and fees for residence as well as to facilitate your intellectual, social, moral, cultural, spiritual, and physical development and other purposes outlined in the [University's Notice of Collection](#). All personal information that is collected is used, stored, and destroyed in accordance with the University's Information Protection and Access Policy. If you have questions about the collection, use and disclosure of this information by the University please contact the Housing & Residence Life Office, Pitman Hall, Room PIT-100, 160 Mutual Street, 416-979-5284, email: housing@torontomu.ca.

10.4 Notifying Housing & Residence Life of Unforeseen Circumstances: You are responsible for informing Housing & Residence Life in writing of any unforeseen events or circumstances that prevent you from meeting any part of the Residence Agreement.

11.0 General

11.1 Time is of the Essence: Time is of the essence and no extension or waiver operates to amend this provision. It is essential that you deal with your obligations as a Resident or in a situation in accordance with any assigned deadlines, particularly situations which affect your academic performance or standing in the Residence. Additional penalties, late fees or other remedies may apply as result of any delay.

11.2 Force Majeure: To the extent that the University is unable to fulfill, or is delayed or restricted in fulfilling, its obligations under this Agreement by any cause beyond its control, the University shall be relieved from the fulfillment of its obligations during that period and the Resident shall not be entitled to any reduction in fees or any compensation as a result thereof. Without restricting the generality of the foregoing, the University shall not be responsible for failing to meet its obligations under this Agreement due to a strike by its employees and/or any other form of job action or labour unrest or an occurrence that renders fulfillment of the agreement impossible. The University reserves the right to require Residents to immediately vacate their Room or the Residence if a situation occurs in which safety measures are compromised.

11.4 Survival: All of the provisions which by the nature of the rights or obligations might reasonably be expected to survive, survive the expiry or termination of this Agreement.

11.5 Severability: If any provision of this Agreement is declared by a court of competent jurisdiction to be invalid, illegal or unenforceable, that provision is to be removed from the Agreement without affecting any other provision in this Agreement.

11.6 Assignment: You may not assign this Agreement or any of its rights or obligations hereunder without the prior written consent of the University.

11.7 Questions to be Addressed before Signing: Each Resident is responsible for seeking out clarification of any information they do not understand in the Agreement, appendices and Housing & Residence Life Community Standards BEFORE they sign this Agreement. Questions may be directed to the Housing & Residence Life office by phone 416-979-5284, sending an email to reservations@torontomu.ca or stopping by our office in Pitman Hall during business hours.

11.8 Photo/Video Release: The Resident hereby grants the University and all those acting on its authorized behalf the right to record or transfer images of their person and/or material to film, tape or other formats for instructional, non-commercial and/or educational purposes. If the Resident does not grant the right to record or transfer images of their person, the Resident must contact the Housing & Residence Life in writing BEFORE signing.

11.9 Communicate by Email: Housing & Residence Life conducts its correspondence with you by email. The email address that you supplied with your application to the University will be used. This address is considered your official address for communication with the University. It is your responsibility to check your email account regularly.

11.10 Official Communication and Documentation: Housing & Residence Life uses numerous tools to communicate (i.e. phone, email, social media, websites, etc.) with the Resident. Many of these communication tools are used as courtesy communication (i.e. instagram, facebook, twitter, etc.). Official communications will only be delivered via email.

11.11 Information Sharing with Elections Officials: In the event a federal, provincial or municipal election is called while you are occupying the Room, your applicable personal information will be provided to elections officials in order to establish an accurate voter's list.

11.12 Online Electronic Acceptance of Contract: Submitting an online application and moving into your Room officially indicates that you understand and agree to the terms and conditions of this Agreement and the 2025-2026 Housing & Residence Life Community Standards.

11.13 Governing Law: This Agreement is governed by the laws of the Province of Ontario and the federal laws of Canada applicable therein. The parties attorn to the exclusive jurisdiction of the courts of the Province of Ontario and all courts competent to hear appeals therefrom.

11.14 Enurement: This Agreement enures to the benefit of and is binding on the parties hereto and their respective successors and permitted assigns.

**Appendix B:
Residence Fees Schedule**

2026 Residence Fees (Spring/Summer Term)

International Living/Learning Center Single Room with Private Bathroom					
Fee Type	At Application	May Rent (due at application)	June Rent (due June 1, 2026)	July Rent (due July 1, 2026)	August Rent (due Aug 1, 2026)
Rent	First Months	\$1,350	\$1,450	\$1,450	\$925

*First months rent must be paid within seven (7) days of receiving residence offer.

Minimum of two months tenancy applied to all housing applications.

First Month's rent is due within seven (7) days of receiving residence offer regardless of when the tenancy will begin. The schedule applies for all subsequent room rent payments.