



RESIDENCY AGREEMENT December 2011

This agreement is provided for discussion purposes only. Each residence should consult with its own legal advisors prior to implementing the written tenancy agreement required by the Residential Tenancies Act, 2006 and the ***Retirement Home Act*** 2010

Each residence must make document site specific. Sample generic document may include services that you do not offer.

Please ensure that you use this sample accordingly (inserting, for example, only the appendices that are applicable and the services and amenities that are provided and offered at your home).

Residency Agreement

[This agreement is provided for discussion purposes only. Each residence should consult with its own legal advisors prior to implementing the written tenancy agreement required by the Residential Tenancies Act, 2006 and the **Retirement Home Act** 2010]

This Agreement made _____, _____ (MMDDYYYY).

MADE PURSUANT TO the provisions of the *Residential Tenancies Act, 2006* and the *Retirement Homes Act, 2010*.

Between: Mulcaster Mews Retirement Residence

(Hereinafter referred to as the "Owner/Operator")

And:

_____ (Hereinafter referred to as the "Resident". If more than one Resident is signing this Agreement, they will collectively be referred to as the "Resident")

And

_____ (Hereinafter referred to as the "Responsible Person")

1. THE PREMISES

The residential accommodation being rented to the Resident is:

Suite # _____ (the "Premises"), being part of the building and land known as **Mulcaster Mews Retirement Residence, 130 Mulcaster Mews, Barrie, Ontario L4M 3M9** (the "Residence").

2. PERIOD OF RESIDENCY

The residency created by this Agreement commences on _____ (MMDDYYYY) and continues thereafter on a month-to-month basis, subject to termination by the parties in accordance with the provisions of the *Residential Tenancies Act, 2006* (the "RTA").

3. OCCUPANTS

The person(s) named below shall be the only permanent occupant(s) of the Premises:

Surname	First Name & Middle Initial
1.	
2.	

The Owner/Operator may withhold consent to an assignment or subletting of the Premises if the affect of the assignment or subletting would be to admit a person into

the Residence contrary to the admission requirements and/or guidelines set by the Owner/Operator. The Resident agrees not to assign or sublet the Premises without the written consent of the Owner/Operator, which shall not be arbitrarily withheld. The Resident agrees to pay the Owner/Operator's reasonable out-of-pocket expenses incurred as a result of any assignment or sublet of the Premises by the Resident.

4. FEES

The Total Monthly Fee (including charges for accommodation and services) payable by the Resident to the Owner/Operator during the residency is as follows:

Monthly Accommodation Charge (Rent)	\$	per month
Charges for Monthly Care Service Package (including Meals)	\$	per month
Second Person Charge (if applicable)	\$	per month
Hourly charges for Services Requested	\$	per month
TOTAL MONTHLY FEE	\$	per month

The Total Monthly Fee is payable in advance by the Resident to the Owner/Operator and is due on the first day of each month during the residency. If in any month the Resident fails to pay the entire Total Monthly Fee, any monies subsequently received by or on behalf of the Resident will be applied first for payment of the services and any other charges which may be payable under this Agreement, exclusive of the monthly accommodation charge. Only when all such outstanding amounts have been paid in full will any balance be applied for payment of the monthly accommodation charge.

The monthly accommodation charge is fixed for the first twelve months of the residency and may be increased thereafter once every twelve (12) months. The Owner/Operator will provide the Resident with at least ninety (90) days' written notice of any increase in the accommodation charge prior to charging the increase.

Care services charges and charges for additional services may be increased at any time by the Owner/Operator upon providing the Resident with at least ninety (90) days' written notice of the increased charges prior to charging the increased amount.

The Resident will pay to the Owner/Operator a monthly second person charge, as indicated above, in respect of the provision of care services to the second resident. The second person charge will be payable in advance on the first day of each month during the period of residency. The second person charge, if applicable, will be incorporated into the Total Monthly Fee. If the second person terminates his or her residency, the second person fee will cease after written notice has been provided to the Owner/Operator in accordance with the RTA.

If the Federal or Provincial Government implements a rental sales tax, payment of such tax will be the responsibility of the Resident and/or Responsible Person.

The Resident and/or Responsible Person are responsible for payment of all applicable taxes on services (pursuant to provincial and/or federal statute) which form part of this Agreement.

5. MONTHLY ACCOMMODATION AND SERVICES

The Owner/Operator hereby agrees to rent the Premises to the Resident on a month-to-month basis and agrees to provide to the Resident the agreed upon accommodation and services in exchange for payment of the Total Monthly Fee.

The accommodation and residential facilities to which the Resident is entitled in exchange for payment of the Total Monthly Fee are set out in Schedule "A" to this Agreement. The care services to which the Resident is entitled in exchange for payment of the Total Monthly Fee are set out in Schedule "B" to this Agreement.

The Resident agrees to accept the optional services set out in Schedule "C" (Fee for Service Agreement) to this Agreement and to pay the charges for such optional services as they become due in addition to the Total Monthly Fee.

6. NOTICE OF TERMINATION

If a Notice of Termination is given by the Owner/Operator or by the Resident, such notice shall be in writing in a form prescribed by the RTA.

If a Notice to reduce the care services made available generally to residents is given by the Owner/Operator, the notice shall be provided to the Resident in writing at least ninety (90) days before the reduction takes effect, in accordance with the *Retirement Homes Act, 2010*.

A Resident may terminate his or her residency under this Agreement at any time of the month by providing the Owner/Operator with at least thirty (30) days' notice of termination. A Resident who has given Notice to Terminate his or her residency may stop the provision of care services (including meals) before the date upon which the residency ends by providing the Owner/Operator with at least ten (10) days' notice. In the event that the Resident terminates his or her residency and vacates the Premises within the 30-day notice period, the proportional amount of the Total Monthly Fee will be refunded to the vacating Resident or the Resident's Estate, as the case may be.

If Notice of Termination of the residency has been given by the Resident or the Owner/Operator, the Owner/Operator is authorized to enter the Premises, upon giving the Resident 24 hours' notice, for the purpose of showing the Premises to potential new residents, in accordance with the RTA.

If the Resident provides the Owner/Operator with Notice of Termination of his or her residency, the Resident agrees to participate in an inspection of the Premises. The Resident also agrees that an itemized written account of the general state of repair of the Premises will be jointly completed by the Owner/Operator and the Resident and/or Responsible Person.

7. RESPONSIBILITY OF ESTATE

If the Resident should pass away during the period of his or her residency under this Agreement, Notice of Termination of the residency will be provided by the Resident's Estate in accordance with the RTA.

The Estate will not be obligated to pay for care services (including meals) that would otherwise have been provided under this Agreement more than ten (10) days after the death of the Resident.

The Estate of the Resident and the Responsible Person are jointly responsible for payment in full of all fees calculated to the date of termination.

It is agreed and understood that a Resident's personal effects will be removed from the Premises by the end of the termination period. If additional time is required for such removal, advance arrangements must be made with the Owner/Operator and an additional monthly accommodation charge will be paid by the Estate on a pro-rated basis.

8. THE RESPONSIBLE PERSON

The parties agree that the Responsible Person shall be able to exercise all of the rights and responsibilities of the Resident under this Agreement and may make whatever decisions or provide whatever notices that may be given under this Agreement as though the Responsible Person were the Resident.

The Responsible Person agrees to:

- Assist with and participate in any and all evaluations of the Resident's needs including needs for services as may be provided by the Owner/Operator;
- Provide the Resident with needed personal items and furnishings for the Premises;
- Remove the Resident's furnishings and personal effects from the Premises at the time of termination of this Agreement;
- Assist in making decisions concerning the welfare of the Resident and in transferring the Resident to an appropriate care facility if the need arises; and
- Make necessary arrangements and/or assist the Resident's Estate Trustee or Executor in making arrangements for funeral services and burial in the event of the death of the Resident.

The Responsible Person further agrees:

(a) to be jointly and severally responsible with the Resident to the Owner/Operator for any and all charges owing under this Agreement and agrees to compensate the Owner/Operator for any damages as a result of the Resident's breach of this Agreement;

(b) to be jointly and severally bound with the Resident for the fulfillment of all obligations of the Resident under this Agreement. In the enforcement of its rights under this Agreement, the Owner/Operator may proceed against the Responsible Person as if the Responsible Person were the named resident;

(c) to waive any right to require the Owner/Operator to proceed against the Resident or to pursue any other remedy which is available to the Owner/Operator before proceeding against the Responsible Person; and

(d) that no action or omission of the Owner/Operator regarding the enforcement of the obligations of the Resident under this Agreement discharges or in any way releases or reduces the obligations of the Responsible Person under this Agreement.

9. ONGOING HEALTH ASSESSMENT

The Residence is not a hospital or long-term care facility within the meaning of the laws of Ontario and is limited in how much care it can provide to the Resident. The Resident acknowledges that a deterioration in his or her health may present a safety risk to others residents and/or substantially interfere with their reasonable enjoyment of the Residence and their own well-being, contrary to the purposes of residing at the Residence.

The Resident acknowledges that the Owner/Operator may apply to the Landlord and Tenant Board for an order transferring the Resident out of the Residence and evicting

the Resident if: (a) the Resident no longer requires the level of care provided by the Owner/Operator; or (b) the Resident requires a level of care that the Owner/Operator is not able to provide.

The health and/or supportive care needs of the Resident will be assessed from time to time with the Resident's consent by the Owner/Operator, as required by the Retirement Homes Act, 2010. If, following an assessment, it is determined by the Owner/Operator that the Resident requires a level of care which is beyond what the Owner/Operator is able to provide and/or which places other residents at risk or substantially interferes with their reasonable enjoyment of the Residence, the Owner/Operator will be entitled to terminate this Agreement in accordance with the *RTA*.

In the event that the Owner/Operator determines that the Resident requires a level of care which it is not able to provide, and/or which places other residents at risk or substantially interferes with their reasonable enjoyment of the Residence, the Resident has the following options:

(a) Apply to terminate this Agreement and enter into a new residency agreement, or amend this Agreement, to add additional care services offered by the Owner/Operator, if the additional care services can adequately meet the care needs of the Resident in the sole discretion of the Owner/Operator. The Resident acknowledges that the additional care services may only be available in certain parts of the Residence and therefore, the Resident may not be able to remain in the Premises upon receiving the additional care;

(b) contract or otherwise make arrangements to obtain care services from a person of the Resident's choice (i.e. an external care provider) that are in addition to the care services provided under this Agreement; or

(c) give Notice of Termination of this Agreement in accordance with the *RTA* and arrange for transfer to a different facility or care setting.

The Resident and/or Responsible Person agree to immediately cooperate in locating alternate accommodation for the Resident and to expedite a transfer of the Resident to a different facility or care setting. While the Resident is awaiting the transfer, the Owner/Operator will assist the Resident and/or Responsible Person in obtaining any additional care services required by the Resident.

If the Resident's health deteriorates and the Resident refuses to terminate his or her residency, transfer to a different facility and/or obtain additional care services from the

Owner/Operator or an external care provider, the Resident and/or Responsible Person assume complete responsibility for the health, well-being and safety of the Resident. The Owner/Operator will have no responsibility for any deterioration in the health, well-being and safety of the Resident, including the decease of the Resident. Further, the Resident and/or Responsible Person agree to indemnify the Owner/Operator fully for any costs incurred by the Owner/Operator in providing additional care services or to regain possession of the Premises, including legal fees and disbursements and HST.

The foregoing does not place the Owner/Operator under any duty to provide care beyond that contracted for by the Resident under this Agreement and which legally may be provided by the Owner/Operator.

10. WAIVER OF LIABILITY

The Resident waives any right to compensation and hereby releases the Owner/Operator from any liability in connection with the use by the Resident or his or her guests of the Premises, services, furnishings, equipment and facilities provided by the Owner/Operator, including injuries or damages caused by an act or omission by any resident or the Owner/Operator or its agents, employees, or independent contractors. The Owner/Operator shall exercise reasonable care and attention to prevent such injuries or damages.

The Resident waives any right to compensation and hereby releases the Owner/Operator from any liability in connection with any deterioration in the health and well-being of the Resident, including the decease of the Resident.

11. USE OF PREMISES AND REPAIRS

The Resident and his or her guests shall use the Premises for private residential purposes only. The Premises may not be used for any unlawful, commercial or business purposes.

The Resident shall not make or cause to be made any structural alterations to the Premises. Painting, wallpapering and other redecoration shall be completed only with the prior written consent of the Owner/Operator. Hooks, nails, tape or other devices for hanging pictures or plants, or for affixing anything to the structure, shall be of a type approved by the Owner/Operator and shall be used only with the Owner/Operator's prior written consent. In the sole discretion of the Owner/Operator, the Resident may be responsible for returning the Premises to its original state including the removal or replacement of any additions or alterations to the Premises upon the termination of his or her residency.

12. ENTRY OF THE PREMISES BY THE OWNER/OPERATOR

For the duration of this Agreement, the Premises are the Resident's home and the Resident is entitled to privacy and quiet enjoyment and to exclusive use of the Premises.

The Owner/Operator and its agents, employees and contractors may enter the Premises at any time without written notice to the Resident in cases of emergency or if the Resident consents to the entry at the time of entry.

The Resident hereby consents to entry into the Premises by the Owner/Operator and its agents, employees and contractors at regular intervals in order to: (a) carry out any services requiring access to the Premises which the Owner/Operator is required to provide under this Agreement; and (b) check or monitor the condition or safety of the Resident and deliver care to the Resident under this Agreement. (See Section 22 and 23 below - Resident Authorizations for Suite Entry)

The Owner/Operator may also enter the Premises if written notice is given to the Resident at least 24 hours before the time of entry under the following circumstances:

- To carry out maintenance, a repair or replacement or to complete work in the Premises;
- To allow a potential purchaser, mortgagee or insurer of the Residence to view the Premises;
- Once notice of termination of the residency has been given by the Resident or the Owner/Operator, to show the Premises to prospective residents; and

- To carry out an inspection of the Premises for the purposes of determining whether or not the Premises is in a good state of repair, fit for habitation and complies with health, safety, housing and maintenance standards and it is reasonable to carry out the inspection.

The Owner/Operator's written notice of entry will specify the reason for the entry, the day of entry and a time of entry between the hours of 8 a.m. and 8 p.m.

13. SMOKING

This is a designated non-smoking Residence and the Residence makes no accommodation for interior smoking for the Resident and/or guests. There is a designated outdoor smoking area. There is zero tolerance for breach of the non-smoking policy in any area other than that which is designated by signage to be a smoking area. Where a Resident is found in breach of the Residence's non-smoking policy, the Owner/Operator may proceed with termination of this Agreement and eviction in accordance with the *RTA*. Any guest in violation of the non-smoking policy will be requested to leave the property.

14. RULES

The Resident shall abide by all policies, rules and regulations of the Residence as may be in existence and revised from time to time.

15. CONSULTATION/CANCELLATION

The Resident has a right to consult a third party with respect to this Agreement and to cancel this Agreement within five (5) days after the Agreement has been entered into. This Agreement will come into effect on the expiration of the five days unless the Resident notifies the Owner/Operator, in writing, that this Agreement is cancelled.

16. INFORMATION FOR NEW RESIDENTS

The Resident and/or Responsible Person acknowledge having received a copy of the form entitled "Information for New Tenants" before entering into this Agreement.

17. RETIREMENT HOMES ACT, 2010 PROVISIONS

Sections 77 and 80 of the *Retirement Homes Act, 2010* authorize an inspector or an investigator respectively to inspect, copy and remove records containing a resident's personal information, including personal health information, from the Residence for the purpose of determining whether the licensee (Owner/Operator) is in compliance with the requirements of the *Retirement Homes Act, 2010*.

The Owner/Operator will not indemnify the Resident against loss of the Resident's possessions.

The Owner/Operator has given the Resident and/or Responsible Person a copy of the Care Home Information Package ("CHIP") required by the RTA and the package of information prescribed by s.54(1)(a) of the *Retirement Homes Act, 2010*. The package of information includes all of the information required by the RTA and under s.54(2) of the *Retirement Homes Act, 2010*. The Owner/Operator warrants that all of the information contained in the package of information is accurate and complete to the date of this Agreement.

18. ADDITIONAL PROVISIONS

Any additions, deletions or other modifications to this Agreement must be agreed to in writing and initialed by the Owner/Operator and the Resident and/or Responsible Person.

19. WAIVER

If the Owner/Operator overlooks, excuses, condones or suffers any default, breach or non-observance by the Resident and/or Responsible Person of any obligation under this Agreement, this shall not operate as a waiver of such obligation in respect of any continuing or subsequent default, breach or non-observance and no waiver shall be effective unless expressed in writing by the Owner/Operator.

20. SEVERABILITY

If for any reason any term, covenant or condition of this Agreement, or the application thereof to any person or circumstance, is to any extent held or rendered invalid, unenforceable or illegal by a court or tribunal of competent jurisdiction, then such term, covenant or condition is deemed to be independent of the remainder of this Agreement and to be severable therefrom, and its invalidity, unenforceability or illegality will not affect, impair or invalidate the remainder of this Agreement or any part thereof.

21. ENUREMENT

This Agreement shall enure to the benefit of and be binding on the Owner/Operator, Resident, Responsible Person and their respective heirs, executors, administrators, successors and assigns.

22. ENTIRE AGREEMENT

This Agreement and the attached Schedules A to H constitute the entire agreement between the parties and cancel and supersede any prior understandings and agreements between the parties to this Agreement with respect to the subject matter of this Agreement. There are no representations, warranties, forms, conditions, undertakings or collateral agreements, express, implied or statutory between the parties other than as expressly set forth in this Agreement.

		Resident/Responsible Person Initials
23	RESIDENT AUTHORIZATION FOR SUITE ENTRY I hereby authorize entry into the Premises by the Owner/Operator and its agents, employees and contractors for the purpose of carry out any services requiring access to the Premises which the Owner/Operator is required to provide under this Agreement.	
24	RESIDENT AUTHORIZATION FOR SUITE ENTRY I hereby authorize entry into the Premises by the Owner/Operator and its agents, employees and contractors to check or monitor the condition or safety of the Resident and deliver care to the Resident under this Agreement.	
25	INFORMATION FOR NEW TENANTS The Resident confirms receipt of the form entitled "Information for New Tenants" prior to signing this Agreement as outlined in Section 16 above.	
26	RECEIPT OF CHIP AND PACKAGE OF INFORMATION The Resident confirms receipt of the CHIP and the package of information required by the <i>Retirement Homes Act, 2010</i> prior to signing this Agreement as outlined in Section 17 above.	

Dated At: Mulcaster Mews Retirement Residence, 130 Mulcaster Street, Barrie, Ontario
L4M 3M9

Dated On:

Resident's Name (Print)

Resident's Signature

**Responsible Person's Name (Print)
(if applicable)**

Responsible Person's Signature

Relationship to the Resident:

Address:

Home Telephone:

Work Telephone:

Cell Phone:

Email address:

Agreed to and accepted by the Owner/Operator or by its authorized signatory:

Authorizing Name: Maggie Rae Administrator	Authorizing Signature:
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THE RESIDENT HEREBY ACKNOWLEDGES receipt of a fully executed duplicate original of this Agreement on the date set out below:

Resident/Responsible Person

Signature:_____

Date: _____

SCHEDULE "A" - ACCOMMODATION

The following styles of accommodation are available to residents at the Residence at the rates reflected below:

Accommodation Style	Monthly Charge (Rent)	Accommodation Selected
Semi Private	\$1585.00/mth	€ Yes
Private Suite	\$2350.00/mth	€ Yes
Corner Suite	\$2550.00/mth, or \$2750.00/mth or \$3600.00/mth	€ Yes
Two Room Suite	\$4100.00/mth	€ Yes
Independent Private Suite	\$1950.00/mth	€ Yes
Independent Private Corner Suites	\$2150.00/mth to \$3000/mth	€ Yes

All styles of accommodation include the residential facilities outlined below.

- Heat • Water • Hydro • Gas
- Pre-wired outlet for the telephone service
- Pre-wired outlet for internet service through external provider
- Pre-wired outlet for cable television services
- Air conditioning in suite & common areas
- Emergency response call bell system through residence telephone system or Emergency response call system mounted in suite
- Fire safety systems in resident suites include: smoke detectors, sprinklers, heat sensors, 24 hour monitoring of system, fire alarm bell/horn, fire rated doors and voice communications,
- Fire safety systems in common areas include: smoke detectors, sprinklers, heat sensors, 24 hour monitoring of system, fire alarm/horn, automatic door closures to working areas and hallways zones, fire alarm bells/horn alarm, voice communications and fire suppression systems over range
- Emergency lighting in main common area
- En suite three (3) piece bath
- Suite window coverings and treatments
- Landscaping/snow removal to general common areas
- Unassigned parking for resident and guests, first come first served basis

SCHEDULE "B" - RESIDENT CARE SERVICE PACKAGES

Each of our Care Service Packages includes the following amenities

- Dining Room
- Beauty & Barber Salon
- Multi-Purpose Lounge
- Library
- Fitness Area
- Common dining room & refreshment areas
- Resident laundry area
- Cablevision available in common lounges
- Outdoor walking path and Garden

ALC

ACCEPTED **DECLINED**

- monitoring of resident well-being
- professional on-site management
- weekly housekeeping including changing of bed linens
- daily cleaning of washroom and fresh linens
- complimentary room service up to 4 days during illness
- access to additional fee-for-service options
- access to lifestyle and socio-recreational activities as scheduled
- reasonable repairs and maintenance of fixtures installed by the Operator
- 24 hour two way call bell system
- THREE meals - in the main dining room
- some therapeutic diets as prescribed by a physician may be available on consultation and additional fees may apply
- Three snacks & TWO juice carts (afternoon & evening)
- includes the following care services in addition to those care services described
- centralized medication administration
- assistance with bathing
- ambulatory assistance
- dressing assistance
- assistance with personal hygiene

Tray Service is \$3.50/meal or \$10.00 per day

Meal Tickets is \$7.00 for lunch & \$5.00 for supper

Independent Care

ACCEPTED **DECLINED**

- Weekly housekeeping including cleaning of washroom
- THREE meals - in the main dining room
- Care Service up to 10 days during illness
- Access to additional fee-for-service options

- Access to lifestyle and socio-recreational activities as scheduled
- Reasonable repairs and maintenance of fixtures installed by the Operator
- Three snacks
- Emergency services when required.
- Ability to purchase additional care services.

SCHEDULE "C" - FEE FOR SERVICE AGREEMENT

FEE FOR SERVICE OPTIONS are based on the availability and ability of the Residence to provide the service(s). Services are customized to meet the identified and/or selected needs and/or service choices of the Resident. The fee for the service(s) as agreed upon is outlined below including the rate and are payable in addition to the Total Monthly Fee. *Some services have been identified as applicable to taxes.

SERVICE	FREQUENCY	CHARGE
Personal Laundry	Weekly	\$40.00/per month
Extra Bath	Weekly	\$10.00/per bath
Housekeeping Services	Hourly	\$16.25/per hour
Personal Support Worker	Hourly	\$ 16.25/per hour
Nursing Services	Hourly	\$22.00/per hour
		\$ /per month
		\$ /per month

Date of Agreement:	Effective Start Date:
Resident's Name:	Responsible Person's Name:
Signature:	Signature:

Agreed to and signed by the Owner/Operator or by its authorized signatory below:

Authorizing Name / Position:	Authorizing Signature / Position:
Location: Mulcaster Mews Retirement Residence, 130 Mulcaster Street, Barrie, Ontario L4M 3M9	

SCHEDULE "G" – PET AUTHORIZATION

Cat: _____ Dog: _____ Trained Service Dog

Other: _____ Size: _____ Weight: _____

Name of Pet: _____

Age of Pet: _____ Colour of Pet: _____ Breed: _____

Service Fee: (plus applicable taxes, if fee is applicable): _____

In consideration of his or her residency under this Agreement, the Resident hereby agrees to the following terms:

- The Resident shall be solely and completely responsible for the pet's care and well-being, including feeding, grooming and cleaning up after the pet.
- If the pet is a cat, the Resident shall use a proper litter box which the Resident will clean and empty on a regular basis. The Resident will dispose of contents in a sealed bag and remove it from their premises.
- If the pet is a dog, the Resident will take the dog outside daily and will use discretion in where the dog may relieve itself. The Resident will be responsible for clean up after the dog.
- Other than when traveling from the Resident's premises to outside, the pet will remain in the suite. At no time will the pet be allowed into the corridors unaccompanied and unrestrained by the Resident.
- The Resident will maintain his or her premises reasonably free of odours and shall prevent against damage to the premises, i.e. soiled carpets, scratched or damaged walls or woodwork. If any damage is caused by the Resident's pet, the Resident will be fully responsible for the cost of repair or replacement, as ascertained by the Owner/Operator.
- The Resident will make arrangements with family members or others to board the pet in case of emergency or prolonged absence.
- The Owner/Operator reserves the right to review, from time to time, the suitability of this pet arrangement to ensure that the above conditions are met and that the pet may remain at the premises.
- The Resident agrees to comply with all legislated requirements, municipal and/or provincial, in regards to pet ownership, registration and pet vaccinations. Documentation is to be provided to Owner/Operator annually or as legislated.
- This Agreement is specific to the pet/pets described above and is not transferable to another pet.

Contact name / address and number of person to care for pet in case of emergency or absence:	
Name:	Telephone: (h) (b)
(Delivery / Mailing) Address:	
Resident's Name:	Resident's Signature:
Responsible Party's Name:	Responsible Party's Signature:

Agreed to and signed by the Owner/Operator or by its authorized signatory below:

Authorizing Name / Position	Authorizing Signature:
Dated:	Location: Mulcaster Mews Retirement Residence, 130 Mulcaster St., Barrie, Ont L4M 3M9

SCHEDULE "H" - SUITE CONDITION

SUITE #	RESIDENT'S NAME(S):
Location:	Mulcaster Mews Retirement Residence, 130 Mulcaster St., Barrie, Ont. L4M 3M9

Suite Condition Inspection Report: Please list any and all irregularities in the suite:

If Applicable: The following features of this suite have been installed by previous residents and are not standard items in the Owner/Operator suites. They have been left for the comfort and convenience of the new Resident. It is therefore agreed and understood that, should any repair or replacement be required in the future to these special features, it will be the sole responsibility of the current Resident.

The parties agree that the above correctly describes this suite and its condition as at the date noted.

Date of Review: _____

Resident's Signature: _____

Responsible Person's Signature: _____

Agreed to and signed by the Owner/Operator or by its authorized signatory below:

Authorizing Name & Position:	Signature: