



## GUEST SUITES RULES

- ❖ Guest suites are available on a first come first served basis through the management office.
- ❖ Bookings shall be made no more than six months in advance.
- ❖ **The current charge is \$50.00 per night.**
- ❖ A security/cleaning deposit of \$300.00 is required for each Guest Suite booking.
- ❖ Payment for the use of the room must be received within 48 hours before the booked date by the management office or the booking will be forfeited. All payments must be by certified cheque or money order by the resident booking the room.
- ❖ An adult resident of the building must book the room, for use by their guests only.
- ❖ Guests are not permitted use of any shared facility without the accompaniment of the adult resident.
- ❖ A maximum stay for the guest of a resident, within the guest suite, is seven nights.
- ❖ Extended period request must be made in writing to the Essex Board.
- ❖ The guest suite shall not be occupied prior to 3:00 p.m. on the day of the reservation and on the last day of use, shall be vacated no later than 11:00 a.m.
- ❖ The guest will receive the keys and a set of the rules for occupancy from the concierge desk.
- ❖ The telephone is provided for local calls only and for dialling 911.
- ❖ The resident is responsible for any damages, losses, and liabilities, caused or occasioned by his guests. An inspection of the suite subsequent to the guests stay shall be conducted by the Property Manager on behalf of the Corporation. In the event that damage has occurred then the property management office shall provide a written report to the resident, along with an invoice for payment of all costs, relating to the repair or clean up of the damage.
- ❖ Guests are responsible for all personal items left within the guest suite and the Corporation shall bear no responsibility for the theft, damage, or destruction of any belongings of the guests. Personal items shall be retained by the Corporation for a period of thirty days at which time if the articles are not claimed will be deemed to be abandoned and be disposed of.
- ❖ **Guests of the resident shall sign a written acknowledgement agreeing that the occupancy of the guest room does not create the relationship of Landlord and Tenant as between the Corporation and the guest.**
- ❖ In the event that any of these rules require an Owner to pay monies hereunder and such monies are not paid within 30 days of demand therefore, such monies shall be deemed to be common expenses payable by such Owner and the condominium corporation in which such Owner resides shall be permitted to place a lien on title to the Owner's units in order to enforce payment of such monies.
- ❖ In accordance with the City of Toronto By-Law 21723, smoking is not permitted within the Guest Suite and all common areas of the Condominium.