

# UNIVERSITY OF ALBERTA RESIDENCE AGREEMENT FOR LISTER CENTRE, RESIDENCE SAINT-JEAN, INTERNATIONAL HOUSE, HUB AND EAST CAMPUS VILLAGE

## DEFINITIONS

**Abandoned Goods** - Goods left at the Premises by a Resident who has

- a. abandoned the Premises, or
- b. vacated the Premises and whose tenancy has expired or been terminated

**East Campus Village** - Shared Walkup Apartments (Blocks 2 & 4) located in East Campus

**HUB** - Shared apartments in HUB Mall

**Landlord** - The Governors of the University of Alberta

**Lister** - Kelsey, Henday, Mackenzie and Schaffer Halls

**Premises** - A study bedroom (and private washroom where applicable) and the common areas associated with the study bedroom at the University of Alberta, Edmonton, Alberta. The term Premises includes all furnishings, appliances, fixtures and facilities, if any, now or hereafter placed in or upon the said building by the Landlord, bedroom and common areas with other Residents of the building in which the bedroom is located, the interior portion of said building or other leased premises, together with all exterior balconies, yard area and walkways designated by the Landlord from time to time as common areas for the common or joint use and benefit of the Residents of said buildings.

**Rent** - Rent, room rates, associated fees, residence fees, phone, Internet, interest, repair, cleaning and garbage removal charges, furniture replacement costs, late vacate charges, key/lock change charges, proximity card replacement fees, legal costs, insufficient funds charges, late payment fees, Meal Plan and residence association fees (hereinafter collectively referred to as Rent).

**Residence** - The building in which the Premises are located.

**Resident** - The person who has executed this Residence Agreement with the Landlord.

**Residence Deposit** - Money given by the Resident to the Landlord upon acceptance of the Room Offer, in order to reserve a space. Upon possession the Residence Deposit is then held by the Landlord and can be applied against damage caused by the Resident and any amount owed, and not paid at the end of the Term. Upon completion of the Term the remaining balance will be refunded to the Resident.

**Shared Room (Lister only)** - A Shared Room is a room with two beds and two occupying residents.

**Shared Unit** - A Shared Unit is an apartment style unit with two or four single bedrooms.

**Visitor/Guest** - A person who occupies the Premises for a period not exceeding more than three (3) consecutive days within one (1) month up to a maximum of ten (10) days in any four (4) month period, it being expressly understood that no other individuals, family members, relatives, or friends of the Resident are entitled to reside in the Premises for the duration of the Term.

## TERMS AND CONDITIONS

The Resident acknowledges reading this entire document and agrees to comply with all the terms and conditions as outlined in this Residence Agreement, as well as any Community Standards and House Rules that may be provided to the Resident. The Residence Restorative Justice process is the preferred process for dealing with any alleged violations of this document or harms to other residents, except in cases involving the health, safety and security of residents. The Resident acknowledges that failure to positively contribute to the community or to observe any terms and conditions of this Residence Agreement, including failure to pay Rent, may lead to termination by the Landlord.

All Fee References in this Agreement are in Canadian Dollars.

### THE LANDLORD AND THE RESIDENT AGREE AS FOLLOWS:

#### 1. PREMISES

Subject to the terms of this Residence Agreement, the Landlord hereby gives the Resident the right to occupy the Premises for the Term, as defined in Clause 2, below, and the Resident accepts from the Landlord, the right to occupy the Premises for the Term.

#### 2. OCCUPANCY DATES

Unless otherwise expressly agreed to in writing by the Landlord or unless terminated earlier in accordance with the terms of this Residence Agreement, the term of this Residence Agreement (the Term) shall coincide with an eight (8) month academic year, as follows:

- a. beginning with the start date stated in the Confirmation Letter provided to the Resident; and
- b. ending on the date the Resident must move out of the Premises, which will be no later than 24 hours after the Resident's last exam, or 12:00 noon on the end date stated in the Confirmation Letter, whichever comes first.

Note that a Resident who is unable to move out of the Premises within twenty-four (24) hours after the Residents last exam, may stay no later than 12:00 noon on the end date stated in the Confirmation Letter without applying for an extension, provided the Resident adheres to the Residence Community Standards and Residence Agreement. Failure to adhere may result in the Resident's immediate eviction.

#### 3. ACCOMMODATION

##### a. Room Assignment

The Landlord will assign rooms in accordance with the current assignment practice set by Residence Services. The Landlord reserves the right to transfer or move Residents when deemed necessary. Residents failing to arrive within 48 hours of the specified move-in date, without informing Residence Services of the delay, will lose their room assignment.

##### b. Residence Deposit

Upon reservation of a space, the Resident must pay the required Residence Deposit and contract fees as specified in the Confirmation Letter in order to reserve the Premises. Failure to pay the required fees by the date specified in the Confirmation Letter will result in the cancellation of the room assignment and the residence application.

##### c. Rates

All rates are subject to change. Every effort is made to ensure the rates published are correct and current. In the event of a discrepancy between the official rates and the rates published, the official rates shall prevail.

##### d. Room Transfers

Room transfers during the academic year will only occur if deemed necessary and the decision is left solely at

the discretion of the Landlord. All transfers will result in a fee as noted on the Transfer Request Form. Residence Services must approve all room transfers.

#### **e. Shared Accommodation**

If a Resident of a Shared Room or Shared Unit vacates prior to the end of the Term, Residence Services will conduct an inspection of the vacated space within ten (10) business days of the Resident's vacate date. The Landlord may assign the empty space at any time and reserves the right to relocate a Resident living in a Shared Room or a Shared Unit, to another unit within the Residence. In Lister only, Residence Services may offer the Resident the opportunity to buy out the empty half of the room by choosing to pay the single room rate for the remainder of the Term.

#### **4. PAYMENTS**

The Resident will pay the Rent to the Landlord on or before the date specified in the Confirmation Letter. Outstanding Rent owing, without a previously agreed payment plan, is considered a substantial breach of this Residence Agreement and may result in a Termination of Tenancy by the Landlord (as per Clause 13 of this Residence Agreement).

#### **5. LIABILITY FOR RENT AND OUTSTANDING ACCOUNTS**

The Resident shall pay to the Landlord interest at a rate equal to one-and-a-half (1.5) percent per month (18% per annum) on all outstanding Rent or other amounts payable by the Resident to the Landlord.

#### **6. RESIDENCE DEPOSIT**

The Residence Deposit is to be held with the Landlord as a reservation fee prior to move-in. (For cancellation policies on the Residence Deposit, visit [residence.ualberta.ca](http://residence.ualberta.ca)). At the end of the Term, or upon early termination of this Residence Agreement, the Residence Deposit shall be returned to the Resident by the Landlord after application of the Residence Deposit toward payment of the cost of cleaning the Premises, the cost of repairing damage which occurred to the Premises during the Term of this Residence Agreement, and/or toward payment of outstanding Rent.

#### **7. UTILITY CHARGES**

The Landlord will pay for water and sewage, power, heat charges, and all property taxes relating to the Premises, and the Resident will pay any and all other applicable charges.

#### **8. ADDITIONAL COVENANTS**

The Resident will:

**a.** use the Premises for residential purposes only and ensure that no pets or other animals, firearms, weapons, illegal drug paraphernalia, flammable substances or hazardous materials (including but not limited to, the use of candles and incense) are allowed in or on the Premises.

**b.** not perform illegal acts or carry on an illegal trade, business or occupation in the Premises or in the Residence.

**c.** not permit overnight Visitors/Guests in Shared Rooms unless one space is vacant. Visitors/Guests shall not be permitted to stay in the Premises for longer than as set out in the definition above. Before a Visitor/Guest is permitted to stay in a Room or Shared Unit, the Resident must obtain express written permission from each of the Resident's roommates.

**d.** keep the Premises in a clean, neat and tidy condition and in good repair (including in compliance with all fire, health and insurance requirements); reasonable wear and tear is expected.

**e.** surrender the Premises in a clean, orderly and habitable state, reasonable wear and tear excepted, and pay any late vacate charges, insufficient fund charges and/or late payment fees, as published and amended from time to time on the Landlords website.

**f.** comply with all federal, provincial, and municipal legislation and refrain from any act and not permit others to commit any act which may or could constitute a nuisance or a disturbance to neighbours or other Residents or cause damage to adjoining premises, the Premises or the Residence.

**g.** give the Landlord immediate written notice of any breakage or damage in or to the Premises, or the Residence, including but not limited to, any breakage or defect in water pipes, fire alarm systems, gas pipes, heating or air conditioning equipment, appliances, furniture or fixtures.

**h.** obey and observe the Community Standards and House Rules (see Clause 10).

**i.** not, in any significant manner, interfere with the rights of either the Landlord or other residents in the Premises and Residence.

**j.** not endanger persons or damage property in the Premises and Residence.

**k.** not physically or verbally assault, or threaten the staff of the Landlord or any other students, residents or guests.

**l.** report any open and vacant rooms to Residence Services.

**m.** not enter or store his or her belongings in a room that is unlocked, including a room within the Premises.

**n.** give the Landlord immediate written notice of the presence of mice, bedbugs, cockroaches, pharaoh ants, or any other pests within the Premises.

**o.** alert Residence Services and (where applicable) any roommates in the event the Resident is going to be away for a period of seven (7) days or more.

## **9. MEAL PLAN**

Where applicable, the Meal Plan is mandatory. One of the Meal Plan options must be chosen when entering into this Residence Agreement for applicable residences and cannot be changed once the Resident clicks "I Agree" on the online Confirmation Contract. Additional funds can be added at any time to a Meal Plan.

**a.** End of Term - All balances unspent from the Meal Plan at the end of the Term will be transferred into a non-expiring taxable meal plan balance.

**b.** Termination - If the Resident terminates this Residence Agreement pursuant to Clause 12, the Resident is responsible for the Meal Plan for the entire Term. Meal Plan funds that are unspent at the time of such termination will continue to be available for use until the end of the Term and, at the end of the Term, will be transferred into a non-expiring taxable meal plan balance.

## **10. COMMUNITY STANDARDS AND HOUSE RULES**

As part of their obligations, the Resident agrees to adhere to and comply with all Community Standards and House Rules, which include, the Code of Student Behaviour, the Application, the Information Technology Use and Management policy and the various policies, rules and regulations made from time to time by the Landlord (collectively the Community Standards and House Rules). The Community Standards and House Rules, as made, amended or supplemented by the Landlord from time to time, are incorporated by reference as part of this Residence Agreement and are enforceable as part of this Residence Agreement. By agreeing to this Residence Agreement, the Resident acknowledges that it is the Resident's responsibility to become familiar with the Community Standards and House Rules which are updated and published on the Residence Services website.

## **11. STUDENT STATUS**

The Resident represents and warrants to the Landlord that throughout the Term of this Residence Agreement, the Resident satisfies one of the following pre-conditions to this Residence Agreement:

- a. the Resident is registered as a full-time student (as defined by the Office of the Registrar) at the University of Alberta or
- b. the Resident is otherwise approved by the Landlord, in the Landlord's sole and absolute discretion, it being understood that full-time students at the University of Alberta are given priority with respect to available accommodation.

If the Resident fails to maintain full-time student status or status expressly approved by the Landlord at the time of the assignment to the Premises, the Resident shall immediately notify the Landlord in writing of the change in status. The Landlord will also conduct periodic checks on the student status of all residents during the Term. Failure to maintain student status constitutes a substantial breach by the Resident of this Residence Agreement and may result in Termination by Landlord (see Clause 13).

## **12. TERMINATION OF TENANCY BY RESIDENT AFTER TAKING OCCUPANCY**

- a. If the Resident elects to terminate this Residence Agreement prior to the end of the Term, the Resident must pay the full Rent up to the end of the Term, which will include all amounts owing as Rent, any insufficient notice fees and other amounts payable.
- b. The Resident may terminate this Residence Agreement prior to the end of the Term, by giving the Landlord written notice of their intention to do so (using the Notice to Vacate form) at least thirty (30) days prior to moving out. The Resident will be required to meet with Residence Services staff when completing the Notice to Vacate form. Failure to submit a Notice to Vacate at least thirty (30) days prior to vacating will result in an insufficient notice fee in addition to all other amounts owing.
- c. The Resident must move out of the Premises and return all keys and access cards where applicable by no later than 12:00 noon on the date indicated on the Notice to Vacate and no later unless previously agreed to by the Landlord. Failure to return all keys and access cards will result in the Resident being charged an improper move out fee in addition to all other applicable charges and amounts owing.

## **13. TERMINATION BY LANDLORD**

If the Resident fails to adhere to the Community Standards and House Rules, or fails to perform and observe any of the terms or conditions of this Residence Agreement, the Landlord, at its option and in its sole discretion, may terminate the Term created by this Residence Agreement upon giving the Resident written notice of the Landlord's intention to do so, to take effect within no less than forty-eight (48) hours from receipt of a Notice to Vacate from the Landlord. Notwithstanding the foregoing, a Resident may be immediately evicted from the Premises and Residence for reasons including but not limited to assault of any kind, and any other offence resulting in a criminal charge, any destruction of property, or if the Resident is deemed a safety concern for the community. The Resident is liable to pay all legal costs incurred by the Landlord in enforcing the provisions of this Residence Agreement including obtaining possession of the Premises.

## **14. DAMAGE AND CLEANING CHARGES**

The Landlord may, at its option, make any repairs to the Premises, which it, in its sole discretion, considers necessary or appropriate.

Repairs carried out by the Landlord that are necessary due to the willful act(s) or negligence of the Resident or anyone permitted by the Resident to be upon the Premises, or Residence or for whom the Resident is responsible, shall be carried out by the Landlord at the expense of the Resident or residents, where the offending individual(s) cannot be identified. Charges for damages shall be paid by the Resident to the Landlord within fourteen (14) days following demand by the Landlord. Damages and/or cleaning assessed during the Term of this Residence Agreement or at move-out where the offending individual(s) cannot be found will be divided and charged out to all residents within a wing, a floor, a building or a Residence, at the discretion of the Landlord. No repairs, renovations or modifications to any pre-existing structure or wiring are to be carried out by the Resident or outside contractor.

## **15. SMOKING REGULATIONS**

The Premises and the Residences are designated non-smoking areas. Smoking, within the Premises or anywhere else in the Residence is strictly prohibited. Smoking is also prohibited within five (5) meters of doors, windows and fresh air intakes of Residences. Pursuant to University of Alberta policy, these smoking regulations also apply to e-cigarettes.

## **16. UNIT CONDITION REPORT (UCR)**

Within seven (7) days of the Resident taking possession of the Premises, the Resident shall complete a Unit Condition Report detailing the condition of the Premises (the Unit Condition Report). At the expiration or earlier termination of this Residence Agreement, the Landlord and the Resident (upon request) shall complete an additional Unit Condition Report on or within seven (7) days after the Resident gives up possession, and such report shall be conclusive evidence of the Premises at the expiration or termination of the tenancy.

## **17. LANDLORDS RIGHT OF ENTRY**

Landlord authorized personnel will enter the Premises without prior notification to complete maintenance repairs requested by the Resident by submitting a Maintenance Request, or for emergency purposes. For any other reason for entry, notice of entry will be given.

## **18. INSURANCE**

It is strongly recommended that the Resident takes steps to ensure that all of the Resident's personal effects in the Premises (including all Residence buildings) are covered for all risks of physical loss or damage by their own personal Tenant's Insurance policy. The Resident is urged to obtain personal insurance that covers:

- a.** All risks of physical loss or damage to the Resident's own personal property;
- b.** The Resident's legal liability for causing physical loss or damage to the property of others, University property, or for causing bodily injury to others;

Insurance may be available as an extension of the Resident's family's home insurance policy, or, if this is not an option, the Resident should obtain his or her own personal Tenant's Insurance policy. Pursuant to this Agreement, the Landlord will not be responsible for any loss or damage incurred to the Resident's personal effects.

## **19. INDEMNIFICATION PROVISION**

Notwithstanding any other provision of this Residence Agreement, the Resident shall be liable to the Landlord for and shall indemnify and hold harmless the Landlord from and against; any and all liabilities, claims, suits, costs, damages, amounts penalties and expenses (and without limiting the generality of the foregoing, any direct losses, costs, damages, and expenses of the Landlord including costs as between a solicitor and his own client) of any nature whatsoever which may be brought or made against the Landlord, or which the Landlord may pay or incur as a result of or in connection with:

- a.** any breach, violation, or non-performance of any covenant, condition, or agreement in this Residence Agreement set forth and contained on the part of the Resident to be fulfilled, kept, observed, and performed;
- b.** any damage to property, including property of the Landlord, occasioned by the Resident or their Visitor/Guest or by their use or occupation of the Premises, common areas or Residence; or
- c.** any injury to person or persons, including death resulting at any time therefrom, occasioned by the Resident or their Visitor/Guest or by their use or occupation of the Premises, or Residence, such indemnity and save harmless to survive the expiration or termination of the tenancy hereunder. For the purposes of this Clause, Visitor/Guest means anyone permitted by the Resident to be upon the Premises, common areas, and Residence or for whom the Resident is responsible.

## **20. FORCE MAJEURE**

To the extent that the Landlord is unable to fulfill, or is delayed or restricted in fulfilling its obligations under this Residence Agreement by any cause beyond its control, the Landlord shall be relieved from the fulfillment of its obligations hereunder. For the purposes of this Agreement, force majeure shall mean a cause or event that is not reasonably foreseeable or otherwise beyond the Landlords control including, but not limited to, fires,

floods, earthquakes, tornados, and other acts of God, or acts of war. Additionally, and without restricting the generality of the foregoing, the University shall not be responsible for failing to meet its obligations under this Residence Agreement due to a strike by its employees, a lockout of employees by the University and/or any other form of job action or labour unrest, intervention by civilian or military authorities or governmental legislation.

## **21. WAIVER**

Failure of the Landlord to exercise any right given it under the terms of this Residence Agreement shall not be construed as a waiver by the Landlord of that right or breach or of any subsequent breach by the Resident. Violation of this Residence Agreement will be dealt with as a breach of Residence Agreement.

## **22. LIABILITY OF LANDLORD**

The Landlord, its agents, servants and employees shall not be liable or responsible in any way for:

**a.** any loss, injury, death or damage to persons, or property belonging to the Resident or to any other person including any property entrusted to the care or control of the Landlord, its agents, servants, or employees; or

**b.** any consequential or indirect damages or personal or consequential injury of any nature whatsoever that may be suffered or sustained by the Resident, any agent or invitee of the Resident or any other person who may be upon the Premises, common areas, adjoining premises, the Residence or the property of which the Premises forms a part; as a result of any cause whatsoever, including without limitation, negligence, willful misconduct or gross neglect of the Landlord, its agents, servants, employees, or contractors.

## **23. ABANDONED GOODS**

The Landlord is not responsible for Abandoned Goods. The Landlord will dispose of Abandoned Goods as per the specified process adopted by the Landlord. Any costs incurred by the Landlord to move, store and/or dispose of the Abandoned Goods will be charged to the Resident(s).

## **24. RESIDENCE ASSOCIATION**

Upon becoming a Resident hereunder, if applicable, the Resident becomes a member of the Residence Association and/or Residence Halls Association, and must pay such fees as are determined by the Residence Association, Residence Halls Association and/or approved by the Landlord. Such fees are paid by the Resident to the Landlord in trust for the Residence Association and/or Residence Halls Association on the date that this Residence Agreement is agreed to by the Resident, and as often as may be required from time to time by the Landlord. The amount of such fees may be changed from time to time, and the Resident shall pay the amount of any such change to the Landlord forthwith upon receipt of written notice of any such change from the Landlord.

## **25. NOTICES**

Any notice by the Resident to the Landlord shall be sufficiently given if delivered in writing to Residence Services, University of Alberta, Edmonton, Alberta, T6G 2H6, or to such other address as might be designated in writing by the Landlord from time to time. Any notice by the Landlord to the Resident shall be sufficiently given if delivered to the Resident at the Premises or as outlined in the University of Alberta Electronic Communications Policy.

## **26. ELECTRONIC CONTRACT AND GOVERNING LAW**

The Resident acknowledges that they have reviewed this Residence Agreement and any applicable policies and procedures including the Community Standards and House Rules and that this Residence Agreement meets the requirements for electronic contracting in the jurisdiction where the Premises is located and they expressly acknowledge receipt of a copy of this Residence Agreement. The Resident expressly consents to contracting electronically with the Landlord. The parties have required that this Residence Agreement and all documents relating thereto be drawn up in English. Les parties ont demandé que cette convention ainsi que tous les documents qui s'y rattachent soient rédigés en anglais. This Residence Agreement shall be governed by the laws in force in the Province of Alberta and the laws of Canada applicable therein.

## **27. INVALIDITY**

If any term, covenant, or condition of this Residence Agreement is found to be invalid or unenforceable, the remainder of this Residence Agreement shall not be affected thereby and shall be enforceable to the extent permitted by law.

**28. GENDER LANGUAGE AND JOINT/SEVERAL LIABILITY**

Whenever the plural is used the same shall be construed as meaning the singular and vice versa, and the masculine shall be construed as meaning the feminine as the sex or context requires. If this Residence Agreement is entered into by more than one person, all covenants and agreements in this Residence Agreement shall apply jointly and severally.

This document was produced by Residence Services, University of Alberta, Edmonton, Alberta Canada T6G 2H6  
Revised February 2015.