



HOMEOWNER DECLARATION

1. I acknowledge the inherent power imbalance between Homeowners and homemates.
2. I am aware that my homemates will not be covered by the Residential Tenancies Act and therefore have no rights or protection when renting from me. Therefore, I agree to include my homemates in any and all decisions that might affect them and their housing security in any way.
3. The monthly cost I charge my homemate will not exceed the cost for similar space in the area where I live.
4. If requested by my homemate, I agree to provide rent receipts in a timely manner following the monthly payment.
5. I agree to include and abide by the following required statements in my homemate agreements:
 1. Both the Homeowner and homemate agree to provide a minimum of 60 days notice. If a last month rent payment was made, the Homeowner will return the payment to the homemate or provide one free month.
 2. Should a homemate vacate the premises without agreed upon notice, any last month's rent payment will be forfeited. However, if the homemate leaves due to placement in a LTC facility (or other care facility) and is, therefore unable to provide 60 days notice, the homeowner will refund any last month's rent payment.
 3. Should a homemate's conduct violate the homemate agreement, the Homeowner will provide an opportunity to correct such violation and/or request a change be made to the homemate agreement.
 4. If the homemate engages in any illegal activity the Homeowner may require the homemate to vacate immediately without notice and without return of any last month rent payment.
 5. If the homemate engages in any activity that damages the home or any furniture etc. in the home, the Homeowner may require the homemate to pay for repairs or replacement. Should the homemate be unwilling to change their behaviour or activities in order to avoid further damage to the home or furnishings, the Homeowner may require the homemate to vacate immediately.
 6. If requested by the homemate, rent receipts will be provided by the Homeowner in a timely fashion following each monthly payment.

I am aware that this declaration is not legally binding. Nevertheless, I acknowledge that by stating my agreement with the contents of this document, I am morally obligated to abide by it.