



HOMEOWNER DECLARATION

1. I acknowledge that there is an inherent power imbalance in my favour 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 co-create with my homemate an SWLT “Homeowner and Homemate Agreement” and to include the following statements:
 1. Should the homeowner require that the homemate vacate earlier than 60 days, the homeowner will return any last-month rent AND provide one month compensation in lieu of notice.
 2. Should a homemate vacate the premises without 60 days notice, any last-month rent 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 rent payment.
 3. Should a homemate’s conduct violate the Homeowner and Homemate Agreement, the homeowner will provide a written warning and an opportunity to correct such violation and/or request a change be made to the homemate agreement. Should the conduct continue, the homeowner may require the homemate to immediately vacate the premises. In such cases, no compensation, including return of last-month rent, will be required.

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.