



## **LRPOA Owners Guide to Short Term Renting**

We understand that you are currently renting your property on a short term basis. The LRPOA has put together this Good Neighbour Policy guideline in order to assist you with considerations that impact you as the owner as well as your neighbours and the Lake Rosalind community of residents. We hope that this guideline will help to make the experience more enjoyable for your renters and will help to reduce contentious issues that may arise.

- **Parking spaces** should be confined to those attached to your property. Renters should NOT park on adjacent streets and MUST keep the road open for emergency vehicles. Any overflow vehicles above your designated parking spaces must use nearby municipal parking lots. It would be helpful to provide a list of these to your renters.
- **Motorized Watercrafts** owned by renters are prohibited from using the LRPOA Boat Launch. Renters who attempt to acquire the key to the boat launch gate will be denied this opportunity by the Road Director/Executive. Although landlords may choose to provide their own personal motorized watercraft for renter use, the LRPOA STRONGLY advises against this. It is important to note that your insurance provider will most likely not cover you for renter use of your personal motorized/ non-motorized watercraft including paddleboards, kayaks etc.
- **Septic Use** by renters must adhere to proper guidelines for septic system use which must be posted in a prominent place. It is important that landowners engage in a septic maintenance contract with a reputable company in order to keep septic systems in good working order through scheduled inspections. Holding tanks and septic systems may require more frequent clean outs due to the property being used by renters.  
For further information see "The 10 commandments for Septic Owners" posted under "Resources" at <https://www.lakerosalind.ca>
- **Full Address** of your property including the fire route number must be posted in a prominent and easily accessible location. Renters must know this in the case of an emergency.
- **Smoke Alarms** must be present and in good working order. All rental properties must have the required number of non-expired smoke alarms as well as a written record of when these were tested.
- **Carbon Monoxide Detectors** must be present and in good working order if required by law.
- **LRPOA Lake Map** and guidelines for safe usage of the lake must be provided and posted in a prominent place. (Available on website: <https://www.lakerosalind.ca> under Resident Guide Heading – scroll to LRPOA Boating Guide link.
- **Emergency Light(s)** such as working flashlights must be provided in case of a power outage. If you own a generator, the instructions for proper use must be posted.
- **Fire Extinguishers** must be provided and the location of these as well as instructions for use must be posted.
- **Short Term Rental Insurance** is a must! Advise your insurance company that your property is being used for short term rental. Many insurance companies do not provide coverage for this type of rental and you could be putting yourself at risk.

- **Renter Occupant Numbers** should not exceed that noted in the rental agreement. Most bylaws define an upper limit of two times the number of bedrooms plus 2.
- **Outdoor cameras** which are connected to your mobile device are a good idea to install.
- **Water Quality** and respect for our lake is a priority. Ensure your renters understand activities which must be avoided in order to protect the quality of water in Lake Rosalind. Provide phosphate free products for washing and cleaning. Advise renters to never wash in the lake and to never substitute the lake for the bathroom.
- **Contact Information** for the owner/landlord must be provided. It is not acceptable for renters to reach a property management company who knows nothing about your property. Provide more than one contact number to your renters and ensure that someone who is familiar with your property is available 24/7 to respond within a short period of time in person or by phone.

Many Municipalities in Ontario have implemented bylaws and have mandated the licensing of short term rentals. It should be noted that it is the intention of the LRPOA Board of Directors to continue our work that has already begun with the Brockton Municipality regarding Short Term Rental bylaws and licensing.