

**Toronto Standard Condominium Corporation No. 1789**

637 Lake Shore Blvd. West, Toronto, Ontario M5V 3J6

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**MULTI-PURPOSE ROOM PERMIT, RENTAL & SECURITY AGREEMENT**

I, (please print name): \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, resident of Suite #\_\_\_\_\_\_\_\_, 637 Lake Shore Blvd. West, Toronto, ON M5V 3J6, herewith deposit with the Corporation, the sum described in paragraph (1), (2) and (3) to reserve the Multi-Purpose Room/Party Room located on the main floor at 637 Lake Shore Blvd. West on the \_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ 20 .

I understand and agree to the following application and use of my deposit money by the Corporation.

I will deposit with the Property Management Office, his or her Agent the following cheques, only, payable to T.S.C.C. No. 1789:

**(1) a non-refundable sum of $75.00 by cheque (Party Room Cleaning Fee).**

**(2) a refundable sum of $500.00 (damage deposit) with no damage caused to the common elements.**

**(3) a non-refundable sum for a Security Officer at an hourly rate of $23.00 with a minimum coverage period of four consecutive hours (Required only if there are 25 persons or more).**

I HEREBY AGREE to the following terms and conditions on consideration for the exclusive use of the premises by myself, members of my family and invited guests and I further agree that any breach of these terms and conditions shall result in the forfeiture of any future use of these facilities.

1. No admission will be charged by me for any commercial enterprises.
2. The room will be occupied from \_\_\_\_\_\_\_\_\_\_\_\_\_ am / pm and the function will end approximately \_\_\_\_\_\_\_\_\_\_\_\_ am / pm. The door will be locked at 2:00 am. All cleanups must be completed by 2:00 am.
3. In accordance with the noise By-Law, soft music is permissible until the hour of 11:00 pm. Thereafter, all music must cease so that occupants of suites in the vicinity of the Multi-Purpose Room are not disturbed. If this requirement is not met, appropriate action will be taken by Concierge to shut down the party. Occupancy of the room is permissible to 2:00 am, no later.

4. I agree to remove all personal belongings and items, including all objects not belonging to the Corporation, at the time of and prior to the closing of the function.

5. Damage to the furnishings and / or finish of the room and / or theft or loss of the Corporation’s Party Room property is my responsibility and I will be charged for costs of any repair, loss or refinishing. No Decorations Permitted on any Surfaces.

6. I, and any person(s) or organization(s), using the facilities and common areas shall absolve the Corporation, its Officers and Employees from any and all liability and from all claims and demands arising out of misuse of facilities, damage or injuries to person(s) or Property from any cause whatsoever in or about, or in any way connected with the property and defend, at the expense of person(s) or organization(s) to whom the permit is issued, all suits which may be brought out against the Corporation, its Officers or Employees on account thereof.

7. I agree the following cleaning duties will be my sole responsibility:

**“The collection of all refuses left by the guests and the host(s), anywhere in the Party Room, the building or the grounds of the Corporation, including the washrooms and depositing all refuse in the containers provided”**

8. **A Security Guard is necessary for functions of 25 persons or more.**

9. **The maximum attendance, set by the Fire Department, cannot exceed 100 persons.**

**REGULATIONS**

1. It is the distinct understanding that the permit holder will assume full responsibility of the participants to preserve reasonable order, behaviour and decorum. Under no circumstances is the furniture to be removed from the Party Room.
2. The permit holder must pay all damages arising from the use of the premises and the replacement cost of any property of the Corporation’s damaged, lost and / or stolen during the permit holder’s rental of the property.

3. Exits must be kept free from obstruction at all times.

1. The Corporation is not responsible for loss or damage to any personal property or for personal injury to homeowners or guests.
2. If microphones are used in the Party Room, the volume of such equipment and music is to be kept only to a comfortable listening and / or dancing level at all times, so as not to disturb neighbouring suites and suites above.
3. The permit holder must arrange for the prompt removal of all equipment used by the permit holder and not owned by the Corporation.
4. Smoking is not permitted anywhere in the building. Beer and alcoholic beverages and food are not permitted in corridors, lobby, stairwells and front entrance areas. Beer and alcoholic beverages and food area restricted to the Multi-Purpose/Party Room and not permitted into the lounge or exercise areas.
5. Under no circumstances are the corridors to be used for any purpose other than to allow access to and from the Party Room and washrooms. Meeting in the corridors, lobby, and front entrance is not permitted.
6. The on duty Concierge will see that these regulations are strictly adhered.
7. If for any reason the accommodation is not required the permit holder must give at least 48 hours’ notice; Saturday, Sunday and Holidays accepted.
8. The Corporation reserves the right to cancel or alter a permit at any time.

This room is rented upon the conditions in this agreement. The permit holder represents that she/he has read, understands and agrees with the conditions, rules and obligations set out.

Dated at Toronto this \_\_\_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 20

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Name and Signature of Permit Holder