



# CONTRAT DE LOCATION DE CHALET

## COURT TERME

CHALET « LE COZY » À SAINT-ANDRÉ-AVELLIN (QUÉBEC)

### Short-Term Rental Agreement

This rental agreement (hereinafter referred to as "the Agreement") is made between:

**Lessor:**

Name: Gestion Chouinard-Voyer Inc.

Address: 42 Chemin de la Traverse, Scott (Québec) G0S 3G0

Phone: (1-514) 913-2944

Email: [locations@gestionchouinardvoyer.com](mailto:locations@gestionchouinardvoyer.com)

**Lessee:**

Name: See electronic invoice.

Address: See electronic invoice.

Phone: See electronic invoice.

Email: See electronic invoice.

**Rental Information:**

Number of Guests: Will be indicated on final version.

Pets: Will be indicated on final version.

Rental Period: Will be indicated on final version.

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### 1. Rental Purpose

The Owner rents to the Lessee the chalet located at 1005 Route 321 Nord in the municipality of Saint-André-Avellin (hereinafter referred to as "the Chalet") for the duration stated in the electronic invoice.

## 2. Rent Amount and Payment

The total rent amount is listed in the electronic invoice. This amount is in CAD and includes GST/QST/TSH. Unless otherwise agreed in writing, a security deposit of \$350 (CAD) is required and will be refunded within seven (7) days following the rental period, subject to the condition of the Chalet, land, and equipment.

The deposit must be sent by Interac transfer on the day of arrival (or the day before) before accessing the Chalet, using the Lessor's provided details. The Lessor may request it earlier.

Acceptance of this Agreement is automatic and effective once the Lessee pays the rent, in full or in part.

Tax registration numbers for the operator (Gestion Chouinard-Voyer Inc.):

- GST: 79043 6158 RT0001
- QST: 1231031266 TQ0001
- TSH: 1231031266 TQ0002

## 3. Cancellation Policy

All cancellations must be made in writing. Cancellation terms are as follows:

1. The cancellation request must be sent to both of these emails:
  - [locations@gestionchouinardvoyer.com](mailto:locations@gestionchouinardvoyer.com)
  - [annulations@investissementscv.ca](mailto:annulations@investissementscv.ca)
2. If the cancellation request is received **31 days or more** prior to the rental start date, the deposit already paid will be refunded **in full, except** for a \$100 administrative fee retained by the Lessor.
3. If the cancellation request is received **30 days or less** before the start date, the Lessee will be required to pay the full rental amount. Any security deposit already paid will still be refunded in full.
4. If the cancellation occurs **after the rental start date**, the Lessee is liable for the full rental amount, with only the security deposit refundable (subject to conditions).
5. If the rental must be cancelled or interrupted due to unforeseen problems at the property (e.g. water, electricity), the Lessor's liability is limited to the rental cost. Unused days will be refunded pro rata. No additional compensation will be granted.

#### **4. Surveillance Cameras**

The Lessor informs the Lessee that one surveillance camera is installed outside the Chalet, overlooking the front parking area. A second camera monitors the lake access at the back. No cameras or recording devices are installed inside the property or in any other areas.

Footage from these cameras may be used to claim additional fees in the following cases (non-exhaustive list):

- Undeclared guests at the Chalet
- Undeclared pets
- Property damage during the stay
- If police are called to the Chalet, footage may be shared upon written request

#### **5. Use of the Chalet**

The Chalet is for residential use only and may not be used for commercial purposes. The Lessee agrees to:

1. Avoid excessive noise disturbing neighbors.
2. Not host parties or events without prior written consent.
3. Respect neighbors and community tranquility, on land and on the lake.
4. Refrain from smoking inside the Chalet (includes cigarettes, cigars, vaping, cannabis).
5. Only bring pets with written approval. Extra charges may apply.
6. Use watercraft at their own risk. Swimming and fishing involve drowning risks. The Lessor is not liable.
7. Report any damage during the stay.
8. Assume responsibility for guests' actions.
9. Be liable for damage caused to the Chalet, land, or equipment.
10. Report any pre-existing damage upon arrival. Failure to do so may result in liability.
11. Not exceed the authorized number of guests, unless written approval is obtained.
12. Use the Chalet at their own risk. The Lessor disclaims all liability for use of the premises.
13. The Lessor is not responsible for lost or stolen items.
14. Comply with all applicable municipal regulations, including nuisance bylaw 38-01:  
<https://www.ville.st-andre-avellin.qc.ca/urbanisme-et-construction/reglements-durbanisme>  
A copy of the regulation is attached to each electronic invoice. The Lessor can resend it upon request.

## 6. Maintenance and Responsibilities

The Lessee agrees to maintain the Chalet in a clean, functional state. Any damage must be reported immediately. The Lessee is liable for any negligence by them or their guests.

- The Chalet must be left in the same general condition as upon arrival (surfaces clear, garbage emptied, dishes clean). A 3–4 hour professional cleaning service is included. Excessive cleaning may be deducted from the security deposit.
- Towels used during the stay must be placed in the shower.
- All bedding used must be removed, and sheets placed on each respective bed.
- The fridge, oven, microwave, and BBQ (if used) must be emptied and cleaned.

## 7. Equipment and Services

The Chalet includes (but is not limited to):

- Kayak and paddleboard
- Fishing boat ("Pelican") with 55-lb electric motor (extra cost)
- Indoor fireplace
- Two large smart TVs and high-speed fiber internet
- Lake-access dock
- Washer and dryer

Use of equipment must follow all safety and usage instructions.

## 8. Water Quality Disclaimer – Lessor's Limitation of Liability

The Lessee acknowledges and accepts that the water supplied to all faucets in the chalet is drawn directly from the adjacent lake and distributed through a pumping system. Except for a silver-colored tap in the kitchen, which is connected to a reverse osmosis filtration system installed under the sink, **this water is not considered potable.**

A water test was conducted in April 2025 and confirmed that **only the water from the silver kitchen tap is safe for drinking. All other water sources within the chalet should not be consumed.**

The Lessor disclaims all liability for any risks or consequences resulting from the use, consumption, or misinterpretation of the water quality in the chalet. In case of doubt or as a precaution, **it is strongly recommended that Lessees consume bottled water.**

## **9. Check-in and Check-out**

- Check-in: From 4:00 p.m. on the day of arrival
  - Check-out: By 10:00 a.m. on the day of departure
- These times must be respected unless otherwise agreed upon in writing.

## **10. Governing Law**

This Agreement is governed by the laws of the Province of Québec, Canada. Any disputes shall be submitted to the competent courts in this province.

## **11. General Provisions**

This Agreement may only be modified in writing. If any clause is deemed void or unenforceable, all others remain valid. The parties will agree on a clause that closely reflects the original intent.

## **12. Acceptance**

By paying the rental invoice, the Lessee confirms having read, understood, and agreed to all terms and conditions of this Agreement.