



Please note that once final payment will be processed by the operator, Gestion Chouinard-Voyer Inc., this document will be modified to include specifics informations such as names, dates and informations concerning the rental. If the lessor wants to obtain copy of the final document, he or she shall send such request by e-mail to the operator at : [locations@gestionchouinardvoyer.com](mailto:locations@gestionchouinardvoyer.com)

## **SHORT-TERM CHALET RENTAL AGREEMENT**

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

### **Lessor:**

Name: Gestion Chouinard-Voyer Inc.

Address: 16935 Rue de Lauson, Mirabel (QC) J7J 0M4

Phone: (1-514) 913-2944

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

### **Tenant:**

Name: See details on electronic invoice.

Address: See details on electronic invoice.

Phone: See details on electronic invoice.

Email: See details on electronic invoice.

### **Rental Information:**

Number of people: To be indicated on final version.

Pets: To be indicated on final version.

Rental period: To be indicated on final version.

1. **Purpose of Rental** The Owner rents to the Tenant the chalet located at 42 Chemin de la Traverse, Scott (Quebec) (Canada) (hereinafter "the Chalet") for the duration indicated on the previous page (rental period).
2. **Rental Amount and Payment** The total rental amount is stated on the electronic invoice. This amount is in CAD, including GST/QST/HST. Unless otherwise agreed in writing, a security deposit of \$350 (CAD) is required and will be refunded within seven (7) days after the end of the rental, subject to the condition of the Chalet, the grounds, and the equipment.

The security deposit will be sent to the Lessor by the Tenant via an "Interac Transfer" on the day of arrival, before taking possession of the chalet. The transfer may be required earlier. Acceptance of this Agreement is automatic and effective as soon as the Tenant pays the rental invoice.

Tax IDs for the operator (Gestion Chouinard-Voyer Inc.) are:

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

3. **Cancellation** All cancellations must be made in writing. The cancellation conditions are as follows:
  - The cancellation request must be sent to the following two email addresses:
    - [locations@gestionchouinardvoyer.com](mailto:locations@gestionchouinardvoyer.com)
    - [louise.chouinard@gmail.com](mailto:louise.chouinard@gmail.com)
  - If the cancellation request is received 31 days or more before the start date of the stay, the deposit already paid for the rental will be refunded in full EXCEPT for a single fee of \$100 which the Lessor will retain as damages.
  - If the cancellation request is received 30 days or less before the start date of the stay, the Tenant will be required to pay the full rental amount. The security deposit already paid by the Tenant is excluded from the rental amount. This security deposit will be fully refunded to the Tenant by the Lessor.
  - If the cancellation request is made after the start date of the stay, the Tenant will be required to pay the full rental amount, except for the security deposit which will be returned according to the established conditions.
  - In the event that the stay must be canceled or interrupted due to unforeseen issues with the property (water, electricity, etc.), the Lessor's liability will be limited to the rental cost. Unused days will be refunded on a pro-rata basis of total days used vs. unused. No additional compensation will be granted to the Tenant by the Lessor. The Lessor disclaims any further responsibility in this regard.

#### **4. Surveillance Cameras – Parking Area**

The Landlord hereby informs the Tenant that three surveillance cameras are installed outside the chalet. There are no cameras inside the chalet.

One camera is directed toward the front parking area, another monitors the entrance near the swing, and the third points toward the river from the backyard.

Video footage captured by these cameras may be used to support a claim for additional charges to the Tenant in the following cases, without limitation:

- ❖ Additional guests present at the chalet (not declared on the invoice);
- ❖ Animals present at the chalet during the rental period (not declared on the invoice);
- ❖ Material damage caused to the chalet during the rental period.

#### **IMPORTANT — Video Surveillance Notice**

Footage recorded by the surveillance cameras may be provided to any law enforcement agency upon receipt of an official written request.

#### **5. Use of the Chalet** The Chalet is rented for residential use only and must not be used for commercial purposes. The Tenant agrees to adhere to the following rules:

- No excessive noise that disturbs the peace of the neighborhood.
- No parties or events without prior consent from the Owner.
- Respect for neighbors and the tranquility of the neighborhood.
- No smoking inside the Chalet.
- Pets are allowed if they have been declared in writing to the Lessor. An additional fee may be required by the Lessor for any accepted pet.
- No swimming in the river. It is dangerous.
- The Tenant must inform the Lessor of any breakage or damage occurring during their stay.
- The Tenant is responsible for the actions of their guests during their stay.
- The Tenant is responsible for any breakage or damage caused during their stay, including the grounds and outdoor equipment.
- The Tenant must promptly notify the Lessor of any defects or existing damages upon arrival. If the Tenant neglects this responsibility, they may be held liable for the defect or damage.
- The number of authorized occupants stated in this contract must not be exceeded at any time, except with written authorization from the Lessor.

- The use of the chalet is at the Tenant's own risk. The Tenant releases the Lessor from any civil liability related to the use of its land, equipment, and chalet located at 42 Chemin de la Traverse, Scott, Quebec.
- The Lessor shall not be liable for any loss or theft of the Tenant's belongings during their stay at the Chalet.
- The Tenant must comply with the quality of life regulation of the municipality of Scott during their stay at the Chalet. This is Regulation "454-2022". It is available at the following address: Municipal Regulations and Urbanism - Municipality of Scott ([municipalitescott.com](http://municipalitescott.com)). The Lessor also makes the regulation available upon request to the Tenant.

**6. Maintenance and Responsibilities** The Tenant agrees to keep the Chalet in good condition and working order. Any damage caused to the Chalet or its equipment must be reported immediately to the Lessor. The Tenant is responsible for damage caused by their negligence or that of their guests.

- Without performing a full cleaning (vacuuming/dusting/floors), the Tenant is asked to leave the chalet in the same general condition as upon arrival, i.e., with surfaces free of objects, garbage bins emptied, and dishes cleaned. The professional cleaning service of 4 hours is included in the rental price. If cleaning after your departure requires more than 4 hours due to the general condition of the Chalet at your departure, additional cleaning fees may be deducted from the security deposit.
- The Tenant agrees to wash, fold, and store all towels used during their stay.
- The Tenant agrees to remove the bedding from all beds used during their stay and place each set of sheets on the beds for washing before departure.
- The Tenant agrees to empty and clean the refrigerator, oven, microwave, and BBQ if used.

## **7. Equipment and Services**

The Chalet is equipped with the following facilities:

- Spa.
- Terrace with children's play area.
- Swings, picnic table, outdoor fireplace with chairs.
- Indoor fireplace.
- Large smart TV and high-speed internet. The Tenant is allowed to use these facilities but must follow the safety and usage instructions provided by the Lessor.

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

- Check-in: earliest at 5:00 PM on the day of arrival.
- Check-out: no later than 11:00 AM on the day of departure.

The Tenant must adhere to these times unless prior agreement with the Lessor.

9. **Applicable Laws** This Agreement is governed by the laws of the province of Quebec, Canada. Any disputes related to this Agreement will be submitted to the competent courts of this province.

10. **General Provisions** This short-term rental agreement can only be modified in writing. If any provision of this agreement is found to be null and unenforceable, the validity of the other provisions will not be affected. In the case of a null and unenforceable provision, the parties shall reach an agreement that closely aligns with the economic objectives intended by the parties in this agreement.

11. **Acceptance** By making the payment of the rental invoice, the Tenant acknowledges having read and understood all the terms and conditions of this Agreement and agrees to abide by them.