

Terms of use

SECURITY DEPOSIT – a security deposit in the amount of 50% of the total rental fee up to \$500 is required in advance for multiple night rentals (two or more nights) or events such as weddings, parties etc. The security deposit will be returned to you via your original method of payment within 7 days of your departure. We reserve the right to keep all or part of your security deposit for any damages to the property, its contents, the grounds or failure to leave the home in a neat and orderly condition. If damage is done in excess of the amount of the security deposit, the Renter(s) will be held responsible for paying any additional amount to cover repair or replacement as determined by the Owner. The Renter(s) will be held responsible for any missing item(s) and theft will be prosecuted.

The security deposit will be refunded provided the following is met:

- No damage is done to the home, grounds or its contents, beyond normal wear and tear.
- All debris, rubbish and discards are placed in available trash cans provided.
- All charges accrued during the stay are paid prior to departure.
- The renter is not evicted by the owner (or representative of the owner), the local law enforcement, or a security company employed by the owner.

CANCELLATIONS / REFUNDS – In order to obtain a full refund of your deposit, a 3 day or greater notice is required for cancellation. No refunds are given for cancellation within less than 3 days. No refunds or rate adjustments will be made due to equipment failure, inclement weather, early departures, delayed arrivals or other unforeseen circumstances. If you cancel your event or stay and have provided a security deposit, the entire amount of the security deposit will be refunded to you in the form of the original payment within 3 days of your cancellation.

CONFIRMATION- A copy of acknowledgement through email will serve as confirmation of the reservation and a receipt will be provided to you when you arrive and your payment has been received.

GAS GRILL – If you use the gas grill provided please turn off the grill after each use. Please clean up all grease and food spills.

SMOKING – The designated smoking area is outside on the back deck. No smoking is permitted in the house. Any smell of cigarette smoke in the house may result in a loss of part of the security deposit. Please throw cigarette butts in the ash tray or outdoor woodstove and extinguish all smoking materials

ALCOHOLIC BEVERAGES – By Ontario Law, no drinking of alcoholic beverages by persons under the age of 19 is allowed. The Owner does not provide or serve any alcoholic beverages and assumes no responsibility for any injury resulting from alcohol use. For Event Rental a liquor liability insurance policy must be obtained or proof of home owner's insurance.

TERMINATION BY OWNER – The Owner reserves the right to terminate this Agreement and retain the security deposit in the event that unruly behaviour occurs that can or has injured a person, the property or its contents. Guests shall not disturb or offend any neighbors. In order to preserve the peaceful surroundings, we reserve the right to refuse service or terminate rentals for drunken, loud, or unruly behaviour. Furthermore, all Renters and their guests/attendees at any event or stay must comply with reasonable requests made by the Owner or his representative to ensure the orderliness or success of the event/stay or for the protection of the property, its contents or the grounds. Failure to comply will result in eviction of the offending person(s) or the entire party. Please understand that Roncesvalles Village B&B operates in a manner where the owner and/or representative of the owner may stay on the premises at any time. We will do the best we can to offer private and reasonable convenience to all guests.

INDEMNIFY AND HOLD HARMLESS - In consideration of access and use of the available amenities on the grounds including bikes, canoe, steps, deck and wood stove for use in any stay: The guests fully understand the risks and dangers associated with the facilities, equipment and/or activities that cannot be eliminated regardless of the care taken to avoid injuries. The signed “renter(s)” waive, release and agree not to sue and agree to indemnify and hold harmless Roncesvalles Village Bed and Breakfast and its owner from any claims, actions, suits costs, expenses, damages or liabilities, including attorney’s fees for personal injury, property damage, accidents, illnesses, or death to themselves or any of their guests. By signing this document you agree that you have read and acknowledge Waiver and Assumption of Risk under these terms. This is a complete and unconditional release of all liability to the greatest extent allowed by law. The Owner shall not be liable for events beyond their control which may interfere with your visit. This may include but is not limited to Acts of God, acts of governmental agencies, fire, war, inclement weather and construction noise.

LINENS – The house is supplied with bed linens, towels, blankets and pillows. All linens are freshly laundered prior to your arrival. Roncesvalles Village B&B provides your initial supply of paper products, soaps, detergents, trash bags, etc for your convenience.

ROUTINE HOUSE CLEANING – Guests are responsible for routine light cleaning and straightening such as dishes, placing garbage in the outside garbage cans. No Daily Housekeeping service is provided, however, it is available weekly for longer term stays.

CHECK-IN TIME for guests is after 3:00 P.M. and **CHECKOUT** is 12:00 A.M. Directions to the Roncesvalles Village B&B are available on our website @ <http://roncesvallesvillagebb.com>. Instructions for accessing the home will be provided following receipt of the deposit. Early check-in and late check-out can be arranged.

REGISTERED GUESTS ONLY - For our overnight guests, occupancy by more than the

number of people stated in the Rental Agreement will result in additional charges to the credit card provided. Our intention is to provide a comfortable environment for all visitors.

REPAIRS /SERVICE CALLS – Roncesvalles Village B&B cannot guarantee against mechanical failure of equipment such as heating, air conditioning, TV's or other appliances. Please report any equipment that is not operating properly and we will make every effort to resolve the problem as quickly as possible. Renter(s) understand and agree that Roncesvalles Village B&B or its repair people might need access to the suite for the purpose of making the repair.

KEYS AND TELEPHONE– All keys must be returned to the Owner or a designated location upon departure. For lost, misplaced or not returned keys, the property must be re-keyed; Renter(s) will be responsible for the cost of this procedure. A land-line telephone is available for local calls only.

CHECK-OUT PROCEDURES – Please leave clean dishes. No dirty dishes should be left in the sink or on the countertops. Please bag all garbage and place in outside dumpster. Please pick up all outside litter and place in garbage bags inside bins. Please lock all doors and windows.

RATES and TAXES– Applicable sales tax is included in the agreed up rental fee

Roncesvalles Village Bed and Breakfast
272 Macdonell Ave
Toronto Ontario M6R 2B1
416-533-3223

Date

Guest

Agent for RV B&B