

**The Humber College Institute of Technology and Advanced Learning**  
**RESIDENCE AND DINING AGREEMENT 2024-25**  
**TERMS AND CONDITIONS**

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## A) RESIDENCE AGREEMENT

### 1.0 PREAMBLE

Humber Residence maintains a strong tradition of respectful community living. The Residence Code of Community Standards is based on the principles of common courtesy, individual accountability and responsible freedom. Living in Residence is a privilege and all residents are expected to promote good citizenship and abide by the Residence and Dining Agreement and related documents at all times.

This Agreement governs the relationship between Humber Students who complete the Residence application (the "Resident(s)") and The Humber College Institute of Technology and Advanced Learning ("Humber") regarding the provision of Accommodation and Dining Plan at Humber North Residence and Humber Lakeshore Residence (collectively, "Humber Residence" or "Residence").

The submission of a Residence application indicates that the student has read and understood the conditions of the Residence and Dining Agreement and its related documents as a condition of applying to and, if accepted, living in Residence at Humber. The Resident agrees that the Terms and Conditions of the Residence and Dining Agreement, Student Residence Handbook, Residence Code of Community Standards (bound by Humber's Code of Student Community Standards), Smoke-Free Campus Policy, Acceptable Use Policy, and Photo Identification Policy are effective and binding legal obligations that are enforceable.

- 1.1 Residential Tenancies Act Not Applicable:** The Resident understands the provisions of the Residential Tenancies Act 2006, S.O. 2006, c 18, does not apply to Residence accommodation.

### 2.0 CONTRACT TERM

Subject to 2.1, the Term of this Agreement begins on Move In Day, as outlined in Section 3.0, until 24 hours after the Resident's last exam, or 12:00 p.m. noon on the last day of Humber Academic Year Residence operations, as outlined in Section 3.0, whichever comes first. The Term of this Agreement excludes the Mid-Year Break (as outlined in Section 3.0). If the Resident has been approved to live in Residence for the Fall semester only, the Agreement ends 24 hours after the Resident's last exam, or 12:00 p.m. noon on the last day for Residents to leave for the Mid-Year Break, as outlined in Section 3.0, whichever comes first. If the Resident has been approved to live in Residence for the Winter semester only, the Agreement begins at 10:00 a.m. on the Saturday before the first day of Winter term, as outlined in Section 3.0, and ends 24 hours after the Resident's last exam, or 12:00 p.m. noon on the last day of Humber Academic Year Residence operations, as outlined in Section 3.0, whichever comes first.

- 2.1 Mid-Year Break:** During the Mid-Year Break as outlined in Section 3.0, the Residence will be closed and all residents must vacate the Residence. Residents with exceptional circumstances (e.g. International students who cannot return home) may apply to stay in Residence until 10:00 a.m. on December 18, 2024. A nightly rate for additional accommodations will apply, as per Section 5.0, subject to extension approval from the Residence Office. Residents will be able to access the online residence extension application by mid-October and must submit it no later than 11:59p.m. December 8, 2024. All Residents without exception must vacate their rooms by 10:00 a.m. December 18, 2024, until 12:00 p.m. January 5, 2025.
- 2.2 Limited to Term of Occupancy:** The Residence and the Room are not intended for year-round occupancy. This Agreement is for the provision of accommodation as stipulated in 2.0. A Resident may submit a Residence application for a subsequent term or terms, but there is no guarantee of accommodation on the basis of previous occupancy in the Residence.
- 2.3 End of Semester Check-Out Time:** This Agreement does not guarantee continued occupancy in Residence beyond the dates specified in this Agreement. A Resident may seek permission to remain past 12:00 p.m. noon on the last day of Academic Year Residence operations, as outlined in 3.0, by submitting a request on the appropriate application available on the Residence Portal in the Winter semester. Such requests will be considered and determined by the Residence Office in its absolute discretion. Residents granted an extension past 12:00 p.m. on April 23, 2025 are subject to paying a nightly rate for extra time granted, outlined in Section 5.0, and may be required to change rooms. If the Resident wishes to continue to stay in Residence for subsequent semesters, the Resident must apply and meet the eligibility criteria.

### 3.0 IMPORTANT DATES

July 8, 2024:	First installment of Residence Fees due
August 1, 2024:	Deadline to cancel without being financially responsible for room fees
August 25, 2024:	Move In Day for First Year Residents
August 30, 2024:	Returning Residents may begin moving in
November 11, 2024:	Second installment of Residence Fees due
December 8, 2024:	Deadline for new Winter residents to cancel without being financially responsible for room fees
December 16, 2024:	First day of the Mid-Year Break; Last day for Residents to leave for the Mid-Year Break by 12:00p.m.; Move Out Day for one semester Residents
January 5, 2025:	Residence re-opens after Mid-Year Break at 10:00a.m.; Move In Day for Winter Only Residents
April 23, 2025:	Last day of Academic Year Residence operations; All Residents must move out by 12:00p.m. noon

### 4.0 ELIGIBILITY AND WAITLISTS

To be eligible for Residence admission, and to maintain eligibility for Residence accommodation, the following requirements must be met:

- a. The student must have an offer of academic admission from Humber or the University of Guelph-Humber as a full-time student and must be registered accordingly,
- b. The student must be enrolled in classes with on campus delivery, or have demonstrated exceptional circumstances as approved by the Residence,
- c. The student must maintain full-time enrollment status as defined by Humber or the University of Guelph-Humber throughout the academic year and be in good standing in terms of conduct, academics, and payment of all fees to remain in Residence,
- d. The student must not have been previously banned from living in/visiting Residence,
- e. The student must pay the residence deposit by the applicable due date, as outlined in 5.1.

**4.1 Distance From Campus:** Priority for First Year Residence spaces is given to students whose permanent address is more than 25km from their campus of study.

**4.2 Returning Resident Application Eligibility:** Returning Resident applicants refers to those students who have lived in Residence previously. If a student has been enrolled at Humber or University of Guelph-Humber previously, but never lived in Residence, the student is considered to be a First Year Applicant and may apply as such. Returning Residents are expected to be positive role models in the residence community and all eligibility criteria in 4.0 must be met. Residence spaces for Returning Residents are limited, and as a result, Returning Resident priority will be determined based on:

- a. Years in Residence;
- b. Distance from Residence;
- c. Conduct on campus and in Residence;
- d. Positive contributions to the Residence community.

#### 4.3 Wait Lists:

- a. First Year Applicants whose permanent address is 25km or less from their campus of study who apply before May 30, 2024, will be placed on a wait list. On May 30, 2024, students on the 25km or less wait list will be added to the end of the appropriate campus wait list. After this date, all applications received, regardless of distance from campus, will be added to the appropriate campus waitlist in order of submission.
- b. When the Residence is at capacity and a wait list is created, applicants will be assigned to a wait list position by the Residence Office. Offers made once a wait list has been reached will expire within 48 hours prior to July 8, 2024 and within 24 hours for offers made on or after July 8, 2024. Should students wish to remove their name from the wait list, they should cancel through the Residence Portal. For more information on how to cancel, please visit <http://humber.ca/residence/apply-rates/cancellations>
- c. Students whose offer of admission has been cancelled or withdrawn will be removed from the wait list.

**4.4 Conditions for Acceptance of Fall Semester Only Residents:** Students are eligible for a Fall semester contract only if the student has met the eligibility requirements referenced in 4.0, is in financial good-standing, and provides proof that they meet one of the following circumstances before July 1:

- a. The student will fulfill the requirements for graduation during the fall semester, and has applied for winter convocation.
- b. The student is enrolled in a College/University-operated study-abroad or exchange program for the winter

semester.

- c. The student is enrolled in a co-op program and has obtained College/University-supervised work-term employment for the winter semester.

**4.5 Limitations in Providing Accommodation:** The Resident acknowledges that the Residence does not provide Assisted Living. The Residence does not have the facilities, resources or expertise to deal with serious behavioural, emotional issues or illness. When a Resident exhibits physical and/or psychological behaviour beyond the scope and expertise of what may reasonably be provided by the Residence, consultation with the Resident and other relevant Student Success and Engagement services such as the Student Support & Intervention Team (SSIT), Counselling Services, Accessible Learning Services or others will take place.

Where the behaviour and needs cannot be accommodated, the Residence Office may take action that can include, but will not be limited to: suspension from the Residence, termination of the Residence Agreement and/or restriction of future application to Residence. This will only occur when other accommodations have been unsuccessful or where the severity of the behaviour demands immediate response.

**4.6 Service Animals:** Humber Residence acknowledges the rights of persons with disabilities to retain their service animal while living in Residence. To preserve the health and safety of all people and animals living or working in the Residence environment, the Resident will notify the Residence Office at the time of application that they require a service animal and will provide documentation as outlined in the Accessibility for Ontarians with Disabilities Act confirming that the Resident requires the service animal. The Resident will also complete a Service Animal Agreement prior to the animal's arrival in Residence and agrees to adhere to the requirements within it.

## 5.0 RESIDENCE FEES

- a. Residence Fees include accommodation from 8:00 a.m. on Move In Day as outlined in Section 3.0, until 24 hours following the Resident's final first term exam in December 2024 or the beginning of the Mid-Year Break as identified in Section 3.0, whichever is earlier; and from 10:00 a.m. on the Saturday before the Winter term begins and Residence re-opens after the Mid-Year Break, as outlined in Section 3.0, until 24 hours after the Resident's final exam in April 2025, or until the end of the Agreement period, at 12:00 p.m. noon on the last day of Humber Academic Year Residence operations as outlined in Section 3.0, whichever is earlier.
- b. An administrative fee will apply to payments made by credit card, excluding the initial \$500 Residence deposit.
- c. Should the Resident enter into a payment plan with Humber, the dates agreed to will be considered established payment dates and the Resident will be required to meet them to be considered in good standing. Any fees associated with establishing a payment plan will be the sole responsibility of the Resident.
- d. Residents who are offered a space in Residence on or after September 9, 2024 for Academic Year or Fall Term, or on or after January 15, 2025 for the Winter Term, will be charged a prorated rate and the move in date will be stipulated in a separate email from the Residence Office.
- e. If a student applies and is approved for Additional Accommodations (early arrival or late departure), associated fees are non-refundable and non-transferrable once posted to the student's account.
- f. The Resident agrees to pay the Residence and Dining Plan Fees for the academic session identified in the Residence Fee Schedule below (depending on the options chosen on the Resident's application) on the dates indicated:

<b>Single Bedroom</b> <i>North Campus Only</i>	<b>Room Rate</b>	<b>Dining Plan</b>	<b>Total</b>	<b>Deposit Due with Room Acceptance</b>	<b>1st Installment Due July 8, 2024</b>	<b>2nd Installment Due Nov. 11, 2024</b>
Academic Year (Silver Dining Plan)	\$8,153	\$2,850	\$11,003	\$500	\$7,019	\$3,484
Academic Year (Gold Dining Plan)	\$8,153	\$3,400	\$11,553	\$500	\$7,569	\$3,484
Academic Year (Platinum Dining Plan)	\$8,153	\$4,000	\$12,153	\$500	\$8,169	\$3,484
Academic Year (Diamond Dining Plan)	\$8,153	\$4,600	\$12,753	\$500	\$8,769	\$3,484
One Semester (One Semester Silver Dining Plan)	\$4,277	\$1,425	\$5,702	\$500	\$5,202 Due July 8 for Fall; Nov 13 for Winter	
<b>Suite Bedroom</b> <i>North &amp; Lakeshore Campus</i>	<b>Room Rate</b>	<b>Dining Plan</b>	<b>Total</b>	<b>Deposit Due with Room Acceptance</b>	<b>1st Installment Due July 8, 2024</b>	<b>2nd Installment Due Nov. 11, 2024</b>
Academic Year (Silver Dining Plan)	\$10,250	\$2,850	\$13,100	\$500	\$8,091	\$4,509
Academic Year (Gold Dining Plan)	\$10,250	\$3,400	\$13,650	\$500	\$8,641	\$4,509
Academic Year (Platinum Dining Plan)	\$10,250	\$4,000	\$14,250	\$500	\$9,241	\$4,509

Academic Year (Diamond Dining Plan)	\$10,250	\$4,600	\$14,850	\$500	\$9,841	\$4,509
One Semester (One Semester Silver Dining Plan)	\$5,325	\$1,425	\$6,750	\$500	\$6,250 Due July 8 for Fall; Nov 13 for Winter	
<b>Semi-Suite Bedroom - Double Occupancy</b> <i>Lakeshore Campus</i>	<b>Room Rate</b>	<b>Dining Plan</b>	<b>Total</b>	<b>Deposit Due with Room Acceptance</b>	<b>1st Installment Due July 8, 2024</b>	<b>2nd Installment Due Nov. 11, 2024</b>
Academic Year (Silver Dining Plan)	\$6,889	\$2,850	\$9,739	\$500	\$6,372	\$2,867
Academic Year (Gold Dining Plan)	\$6,889	\$3,400	\$10,289	\$500	\$6,922	\$2,867
Academic Year (Platinum Dining Plan)	\$6,889	\$4,000	\$10,889	\$500	\$7,522	\$2,867
Academic Year (Diamond Dining Plan)	\$6,889	\$4,600	\$11,489	\$500	\$8,122	\$2,867
One Semester (One Semester Silver Dining Plan)	\$3,645	\$1,425	\$5,070	\$500	\$4,570 Due July 8 for Fall; Nov 13 for Winter	
<b>Semi-Suite Bedroom – Single Occupancy</b> <i>Lakeshore Campus</i>	<b>Room Rate</b>	<b>Dining Plan</b>	<b>Total</b>	<b>Deposit Due with Room Acceptance</b>	<b>1st Installment Due July 8, 2024</b>	<b>2nd Installment Due Nov. 11, 2024</b>
Academic Year (Silver Dining Plan)	\$9,185	\$2,850	\$12,035	\$500	\$7,546	\$3,989
Academic Year (Gold Dining Plan)	\$9,185	\$3,400	\$12,585	\$500	\$8,096	\$3,989
Academic Year (Platinum Dining Plan)	\$9,185	\$4,000	\$13,185	\$500	\$8,696	\$3,989
Academic Year (Diamond Dining Plan)	\$9,185	\$4,600	\$13,785	\$500	\$9,296	\$3,989
One Semester (One Semester Silver Dining Plan)	\$4,793	\$1,425	\$6,218	\$500	\$5,718 Due July 8 for Fall; Nov 13 for Winter	
<b>Additional Accommodations</b>	<b>Room Rate</b>	<b>Dining Plan</b>				
Single - Additional Accommodations	\$30/night	n/a				
Semi-Suite Double Occ - Additional Accommodations	\$34/night	n/a				
Semi-Suite Single Occ - Additional Accommodations	\$38/night	n/a				
Suite - Additional Accommodations	\$42/night	n/a				

**5.1 Deposits:** Residence deposits act as a down payment towards a student's total residence fees and are non-refundable and non-transferable if the student cancels their room. Residence deposits will only be refunded if Humber rescinds the student's offer of admission for academic reasons, or if an international student is unable to obtain a study visa. International students who cancel their residence space and inform the Residence Office by email by August 1, 2024 for Fall arrival or by December 8, 2024 for Winter arrival, that they have not received their study visa will be refunded their residence deposit.

- Humber First Year Applicants who receive residence offers will be required to pay the \$500 deposit to reserve a space within 48 hours if the offer is made prior to July 8, 2024, and within 24 hours if the offer is made on or after July 8, 2024.
- All returning residents must pay their \$500 deposit by April 30, 2024, or, if the offer is made on or after April 29, 2024, within 48 hours if the offer is made prior to July 8, 2024, and within 24 hours if the offer is made on or after July 8, 2024.
- Residence deposits must be paid through the Residence Portal.
- Deposits are credited to residence fees when the student moves into residence, and are non-refundable and non-transferrable.

**5.2 Provincial Aid Installments:** Humber students who intend to use provincial aid to pay for some or all of their Residence Fees must indicate on their residence application that they understand that some or all of their provincial aid will be redirected to any outstanding balance for Fall and Winter term Residence Fees on their MyHumber account. If, for any reason whatsoever, either the provincial aid application is not approved, or only partial funding is approved, the Resident will be responsible for paying the deficiency to Humber prior to checking into residence each semester, or according to the dates of an approved payment plan. Further, the Resident agrees to advise the Residence Office immediately upon becoming aware of any possible problem or delay in obtaining provincial aid funding.

**5.3 Tax Exemptions:** Ontario Universities and College Residences are tax-exempt and Residents are not charged taxes on Residence Fees. As such, the Resident may claim only \$25 as the occupancy cost for the part of the year lived in Residence. If filing either a paper or an electronic income tax return, the Resident does not need to include receipts with the tax return. For that reason, Humber Residence does not provide tax receipts.

## **6.0 CANCELLATION, WITHDRAWAL AND TERMINATION OF RESIDENCE**

**6.1 Cancellation Prior to Moving in:** Residents who cancel their room after August 1, 2024 for Fall arrivals or after December 8, 2024 for new Winter arrivals will forfeit their Residence Deposit and will be responsible for Residence Fees for up to 60 residence nights beginning Move In Day, unless a suitable external replacement is found. Cancellation instructions can be found at: <https://humber.ca/residence/apply-rates/cancellations>. If a replacement is found on or after September 9, 2024 for Academic Year or Fall Term, or on or after January 15, 2025 for the Winter Term, Residence Fees will be prorated to the date that the room is occupied by a new Resident selected by the Residence Office.

**6.2 Failure to Check In:** Failure to check in by 12:00 p.m. noon on the first day of classes each term will result in the Residence contract being cancelled. Exceptions will be made for Residents with late-start programs as well as for students who request permission in advance from the Residence Office and receive written confirmation. Should a student fail to arrive by the first day of class or by the date stated in the email confirmation, whichever is later, the student will forfeit their deposit and will be responsible for residence fees beginning Move In Day or the date stated in the email confirmation, to the date that the room is occupied by an external replacement selected by the Residence Office, or up to 60 residence nights, whichever is less.

**6.3 Withdrawal After Moving in:** When a Resident withdraws or is evicted, they must follow the move out process outlined in the Residence Handbook. Residence Fees will be prorated to the date that the room is re-occupied by an external replacement selected by the Residence Office who meets the admissions requirements, or to 60 residence nights after the Resident moved out, whichever is less. A \$500 Withdrawal Fee is also charged for early termination of this agreement. If an external replacement is found, they will replace the first student on the list of withdrawals based on room type and campus, regardless of the specific location of the assigned room. External replacements are applied on a campus-wide basis, based on room type.

### **6.4 Refunds of the Residence Fees:**

- a. All Resident refunds will be credited and additional fees posted by the Residence Office to the student's MyHumber account within 8 weeks after the resident has fully moved out and an official Residence Withdrawal Form is submitted at <http://humber.ca/residence/current-students/withdraw>. Any outstanding fees owed to Humber or the Residence will be paid first. Any balance on the account will remain as a credit unless the student submits the Fee Refund Request Form found at <https://humbercollege.formstack.com/forms/feerefund>. If the Resident chooses to be issued the refund, it will be returned in the manner in which it was originally paid, or when that is not possible, by email transfer for students who have access to a Canadian funds bank account.
- b. No refunds of Residence Fees are given during the last 60 days of the agreement period.
- c. Residents with unforeseen, exceptional circumstances may appeal in writing to the Residence Office for a reduction in the residence nights they are responsible for after withdrawal. Appeals will be reviewed by the Manager, Residence Admissions.

**6.5 Termination/Cancellation of Agreement by Humber:** Humber Residence reserves the right to revoke the Residence and Dining Agreement if the Resident:

- a. Does not maintain full-time student status at Humber or University of Guelph-Humber. Residents are required to immediately advise the Residence Office to determine if they may retain their Residence accommodation if a change in their status as a full-time student occurs;
- b. Does not maintain a passing average at each semester's end;
- c. Engages in conduct which is in violation of Humber or University of Guelph-Humber's Code of Student Community Standards;
- d. Engages in conduct in violation of the Residence Code of Community Standards, Student Residence Handbook, or the Acceptable Use Policy that results in disciplinary action up to and including eviction from Humber Residence and/or expulsion from Humber or University of Guelph-Humber;
- e. Fails to pay Residence Fees by established payment dates.

**6.6 Residents Removed from Residence due to Conduct Reasons:** Any Resident whose Agreement has been terminated as a result of any violation of Humber or University of Guelph-Humber's Code of Student Community Standards or Residence Code of Community Standards, will be banned from entering all Humber Residence buildings, and may not apply for Residence in future years. Under some circumstances, the Resident could be required to vacate the Residence building immediately, if the Resident's conduct represents a risk to the safety,

security or well-being of other Residents, as determined in the absolute discretion of the Manager, Residence Life. Residents who are suspended from the Residence as an interim measure will continue to be held responsible for their Residence Fees, regardless of the outcome of the related investigation or appeal. Residents who are evicted due to conduct reasons risk forfeiture of all Residence and Dining Plan fees, determined on a case-by-case basis, and the decision of the Manager, Residence Admissions, or delegate, shall be final and binding on the parties.

- 6.7 Vacating the Residence Upon Cancellation of Agreement:** Any Resident whose occupancy has been terminated as a result of failure to pay Residence Fees shall vacate the Residence within seven (7) days' notice from the Residence Office. Residents whose occupancy has been terminated for all other reasons shall vacate the Residence and room within forty-eight (48) hours, unless specified otherwise in the Agreement.
- 6.8 Additional Consequences for Not Paying Residence Fees:** Failure to make any scheduled payments will result in a late fee of \$100 per installment and may result in the cancellation of the Residence and Dining Plan Agreement. The Resident will not be permitted to move in until all outstanding fees are paid.
- 6.9 Withholding Transcripts/Graduation/Ability to register in courses:** Humber reserves the right to withhold a Resident's transcripts and/or degree/diploma, and prevent enrollment in future courses, until all financial obligations of the Resident under this Agreement have been satisfied.
- 6.10 Abandonment of Unit:** The Resident acknowledges that a Resident's Room may be deemed to be abandoned where the Resident has, in the opinion of the Residence Office, vacated the Resident's Room and a) failed to complete the official withdrawal form to advise the Residence Office of withdrawal OR b) failed to respond to a Notice of Abandonment sent by the Residence Office. Abandonment is grounds for termination of the Resident's occupancy by the Residence Office and subject to the \$500 withdrawal fee and the Residence room fees until Humber Residence is able to rent the room to a student who is not a current Resident and meets the conditions as outlined in Section 4.0.
- 7.0 ROOM ASSIGNMENT, ROOM ACCESS, AND ROOM CONDITION**
- 7.1 Room Assignment:** While every effort will be made to accommodate the Resident's choice of room style, floor type and suitemate/roommate, Humber Residence cannot guarantee a Resident's preferences will be met. Failure to meet a Resident's preferences does not absolve the Resident from any of the obligations contained herein.
- 7.2 Room Re-assignment:** Humber Residence retains the right to relocate Residents to an alternate room where other solutions or accommodations are not possible in matters relating to public safety, alleged infractions of the Residence Code of Community Standards and/or Code of Student Community Standards, suitemate/roommate incompatibility, emergency situations, construction, repairs, maximizing occupancy or unforeseen events. Residents living in any type of shared accommodations must be prepared to welcome a new person to their room/suite/semi-suite, or be relocated to another location any time a vacancy exists.
- 7.3 Room Transfers During the Academic Year:** A Resident must receive written permission from the Residence Life Coordinator and the Residence Office to change rooms. Room change requests will only be granted after the Canadian Thanksgiving weekend and after January 31 (for the winter intake). A \$100 fee will be charged to cover cleaning and administrative costs. If the Resident relocates to an upgraded room, the Resident will also be charged the higher Residence Fees. The Residence Office and its delegates have the authority to grant or deny such a request in its sole discretion.
- 7.4 Room Condition and Size:** Residence Fees are charged based on room type. Adjustments to Residence Fees will not be made based on room size, room condition, or the furnishings provided.
- 7.5 Room Furniture and Decorating:** Residents may not remove furniture from residence rooms or bring in beds, mattresses, or upholstered (cloth) items into the residence. Residents may bring in limited items as described in the Student Residence Handbook and the Move In Guide. Residents may not make any physical alterations to any part of the residence space.
- 7.6 Removing Items from Room:** All furniture found in the room must remain in the room and on Humber property. There are no storage spaces in Residence.

- 7.7 Subletting Not Permitted:** Rooms may only be occupied by the assigned Resident. Unauthorized occupation or “subletting” of a room will result in eviction of the occupant and sanctions against the Resident.
- 7.8 Room Inventory Inspection:** A Room Inventory Inspection must be completed through the Residence Portal within forty-eight (48) hours of occupancy. This information will be retained by the Residence Office for the purpose of comparison to the move out inspection form at the end of the Resident’s term. Residents that fail to submit the Room Inventory Inspection accept the accuracy of the records of the Residence Office. The Resident is also responsible for reporting any required repairs within forty-eight (48) hours of occupancy under the Maintenance section of the Residence Portal. Thereafter, the Resident will be responsible for any repair charges assessed for damage to their room.
- 7.9 Room Cleanliness:** The Resident must maintain their unit in a clean and orderly condition in accordance with building, and health and safety standards and regulations. If a unit is found to be in poor condition, the Resident will have twenty-four (24) hours to remedy the situation. Should the room fail re-inspection, Residence Staff will clean the room and the Resident will be charged a minimum \$100 cleaning fee. Repeated infractions may affect residency. All Residents occupying shared accommodations are jointly and severally responsible for missing items, damages to, or cleaning required for shared areas within the accommodations. Shared areas in suites includes the kitchenette and washroom, in semi-suites includes the foyer, shower room and washroom, and in double-occupancy bedrooms includes the bedroom and other applicable aforementioned shared spaces.
- 7.10 Pest Policy:** The Resident agrees that should the Resident suspect the presence of pests including bed bugs in the Resident’s room, the Resident must notify the Residence Office immediately. The Resident will not be relocated as this may result in the transfer of pests to a new room. The Resident will receive no reduction in Residence Fees. There will be inspections of all rooms for pests by contracted specialists including canine units, at least once per year and may occur during the Residents’ contract term. All Residents must cooperate in the inspection of their rooms and the treatment process, as detailed online at: <http://humber.ca/residence/current-resident/pest-control>.
- 7.11 Entry:** Humber Residence agrees to provide twenty-four (24) hours’ notice prior to entering units for inspections, testing, maintenance and cleaning. Residence Staff will access rooms to complete a series of housekeeping and maintenance inspections and tests from 12:00 p.m. noon on the first day of the Mid-Year Break until the date the Residence reopens after the Mid-Year Break, as outlined in section 3.0. Humber Residence reserves the right to enter rooms without notice to maintain safety and security or to uphold the Residence Code of Community Standards and/or Code of Student Community Standards, in the event of an emergency or concern of a potential emergency, or to disengage any device which may be operating in the Resident’s absence (i.e. alarm clocks, music deemed excessively loud, etc.) and which may impact other Residents' right to quiet enjoyment of their premises.
- 7.12 Renovation and Construction:** Humber reserves the right to perform renovations or major repairs at any time of the year. Every reasonable effort will be made to consult and advise Residents of the renovations and/or construction activities. The Humber Cultural Hub is a substantial construction project that will be underway during the 2024 period at the Lakeshore Campus. Residents living at the Lakeshore Campus should expect regular construction activity, including but not limited to demolition and work that produces persistent or prolonged noise.
- 7.13 Move Out Condition:** The Resident agrees to leave their room in a condition that is equal to the condition of the room when they moved in. All furniture in the room must be returned to its original location and position or the Resident will be subject to additional charges on the Resident’s student account. Inspections will be completed by Residence Staff after the Resident has moved out. If the unit is not thoroughly cleaned prior to leaving and/or if damages are present, the Resident will be charged accordingly.
- 7.14 Common Area Standards:** Residents will be jointly and severally responsible for cleanliness, vandalism and damages that are not considered normal wear and tear in common areas (i.e. hallways, bathrooms, lounges, elevators stairwells, etc.) and that cannot be identified as the responsibility of specific individuals. Costs for repairs, cleaning, or replacement of Humber property will be assigned to each Resident as determined by Residence Staff. All Residents are expected to participate in maintaining a standard of cleanliness and repair which constitutes a hospitable and civil environment for everyone.



## **8.0 RESIDENCE COMMUNITY EXPECTATIONS**

**8.1 Documents Governing Conditions, Guidelines and Policies:** The Resident acknowledges that the rules, regulations and policies outlined in the Student Residence Handbook, the Residence Code of Community Standards, Acceptable Use Policy, Smoke-Free Campus Policy and the Humber and/or University of Guelph-Humber Code of Student Community Standards, form part of this Agreement. The Resident agrees to abide by the policies outlined in these documents.

Humber Residence has the authority to impose sanctions for violation of the Residence Code of Community Standards. Humber Residence may also refer the matter for investigation and adjudication under the Humber and University of Guelph-Humber Code of Student Community Standards and/or Acceptable Use Policy. The Resident acknowledges responsibility for all sanctions levied including floor and individual fines. Humber may evict should a Resident be found to have violated the Residence Code of Community Standards.

These offences include but are not limited to:

- a. Violence, assault, harassment and carrying or use of a weapon;
- b. The use or possession of illegal substances;
- c. The growing, baking, smoking or trafficking of cannabis on Humber Property;
- d. Open flames/burning, including but not limited to starting a fire, smoking, storing or using fireworks or burning; incense/candles in Residence;
- e. Tampering with life/fire safety equipment;
- f. Accessing a restricted area.

**8.2 Inappropriate Behaviour:** If a Resident engages in harmful behaviour, or behaviour that is reasonably perceived to be a threat to themselves, or to others; compromises their personal safety (including but not limited to underage drinking, drug use, abusive behaviour), causes damage to the property of the Residence or others, or where a pattern of behaviour by a Resident is sufficient to create significant disruption to the Residence community, the Manager, Residence Life, or designate, reserves the right to terminate the occupancy of the Resident. Where such behaviours are the result of a disability, the Residence recognizes its obligation to provide accommodation short of undue hardship. Where a Resident exhibits physical and/or psychological behavior beyond the scope and expertise of what may reasonably be provided by Humber Residence, the Resident will be subject to the terms as outlined in Section 4.5.

**8.3 Notifying Emergency Contact:** Regardless of the age of the Resident, the Director of Operations and Development, Student Wellness and Equitable Learning, or delegate, may contact the Emergency Contact as provided by the Resident through the Residence application process, in the event serious illness, injury or hospitalization, or in the event of a serious concern regarding the Resident's safety.

**8.4 Fire and Emergency Response and Evacuation:** All Residents and guests of Residents are required to evacuate the Residence upon hearing a fire alarm and/or when an emergency situation requires evacuation. Residents requiring assistance in evacuating must advise the Residence Office prior to move-in. Residents must participate when fire drills take place through the year and are required to proceed to the designated assembly point where additional instructions will be provided. Residents are required to follow Fire Safety Procedures outlined in the Student Residence Handbook.

**8.5 Commercial Activity Prohibited:** Residents are not permitted to engage in any commercial activity in any area of the Residence.

**8.6 Guests:** Guests of Residents must abide by the same rules and regulations as outlined in the Student Residence Handbook, Residence Code of Community Standards and Humber/University of Guelph-Humber Student Code of Community Standards. Residents are responsible and liable for the actions of their guest(s) and for any damage caused by their guest(s).

## **9.0 PHOTO/VIDEO RELEASE**

The Resident hereby grants Humber and University of Guelph-Humber, and all those acting on its authorized behalf, the permission to publish and/or display images of the Resident in various Humber and University of Guelph-Humber publications, websites and promotional materials, for the purposes of promoting the College and/or University, the Residence and Student Success and Engagement. If the Resident does not wish to grant the right to publish their person, the Resident must advise the Residence Office prior to moving in by sending an email to the appropriate Residence Office.

## **10.0 TELECOMMUNICATIONS**

**10.1 Electronic Communications:** The Resident acknowledges that the submission of a Residence application indicates that the Resident agrees to receive electronic communications from Humber Residence.

**10.2 Internet:** Wireless access to the Internet is available in Residence at no additional cost. Note that Internet access is a shared resource; please review the Acceptable Use Policy (<https://its.humber.ca/aboutus/aup/>) before connecting. Service disruptions, although rare, do occur from time to time. Humber is not responsible for any loss, cost, or liability caused by Internet services being unavailable. External Internet services are not permitted.

## **11.0 GENERAL**

**11.1 Indemnity:** Humber and/or University of Guelph shall in no way whatsoever be liable or responsible directly or indirectly, for any loss or theft of personal property, or for damage or destruction of such property by fire, water or other causes, (e.g. loss of utilities) however caused, to any property belonging to or owned by the Residents, guests or to any other person while such property is located upon Humber and/or University of Guelph-Humber premises. This includes any loss of spoiled foods. Humber and/or University of Guelph shall not in any way whatsoever be responsible or liable for any personal injury or death that may be suffered or sustained by a Resident or their guests or visitors who may be upon Humber and University of Guelph-Humber property. Residents will indemnify Humber and the University of Guelph and save it harmless from any liability in respect of any injury, loss or damage occasioned by any act or omission of the Resident, their guests, agents or invitees.

**11.2 Personal Property:** Student Property and Liability Insurance "Residents Insurance" is included as part of Residence Fees. By accepting a Humber Residence offer, the Resident understands that Humber Residence will provide the Resident's name, Residence address and room number, email address, and move in date to the Insurer on their behalf to activate the Resident's Insurance policy. Participation is mandatory for all residents, and will provide primary property and liability coverage while living in residence.

**11.3 Force Majeure:** To the extent that Humber is unable to fulfill or is delayed or restricted in fulfilling its obligations under this Agreement by any cause beyond its control, Humber shall be relieved from the fulfillment of its obligations during that period and the Resident shall not be entitled to any reduction in fees or any compensations as a result. Without restricting the generality of the foregoing, Humber shall not be responsible for failing to meet its obligations under this Agreement due to a strike by its employees, a lock-out of employees by Humber, and/or any other form of job action or labour unrest, or due to unforeseen events, including fires, floods, earthquakes, severe weather conditions, power outages, flu pandemic, intervention by civilian or military authorities, acts of war or terrorism, governmental legislation or other unforeseen developments.

**11.4 Residence ID Card and Guest Cards:** The Residence ID Card/Dining Plan Card remains the property of Humber Residence and shall be returned upon request or upon termination of occupancy. The Resident shall be responsible for safeguarding the Residence Key Card/Dining Plan Card. Residents will be subject to replacement fees for lost or damaged cards. The Resident agrees not to allow copies to be made of the Residence ID Card or Residence Guest Cards, provided by the Residence Office and understands this is subject to sanctions. Residents are responsible for guests, and are subject to sanctioning if the guests are in possession of a copied Room Key or Guest Card.

**11.5 Items Left Behind:** Property left in Residence longer than forty-eight (48) hours after the Resident has moved out is considered to be abandoned and will be removed at a charge to the Resident. The Residence Office does not accept responsibility for the storage or safekeeping of any property abandoned in Residence and will not compensate for items that have been discarded. The Resident indemnifies and holds harmless Humber and University of Guelph-Humber for any costs, damages, or other expenses arising out of or any way connected with the disposal of items left behind or abandoned.

**11.6 Providing Notice to Residents:** Any notice required to be given to a Resident hereunder shall be deemed to have been properly delivered by delivery of such notice to the Resident's email address, using the email address provided through MyHumber, unless updated directly to the Residence.

**11.7 Information Sharing with Elections Officials:** In the event a federal, provincial or municipal election is called, a Resident's applicable personal information will be provided to Elections officials to establish an accurate voter's list.

- 11.8 Online Electronic Acceptance of Residence and Dining Agreement and Related Documents:** Submitting an online Residence and Dining Agreement through the Residence Portal officially indicates that the Resident understands and agrees to the Terms and Conditions of the Residence application, the Room and Dining Agreement, the Residence Code of Community Standards, the Student Residence Handbook, the Humber/ University of Guelph-Humber Code of Student Community Standards, Smoke-Free Campus Policy and the Acceptable Use Policy.
- 11.9 Headings:** Headings in this Agreement are for reference and convenience and in no way define limits or enlarge the scope of any provision of this Agreement.
- 11.10 COVID-19:** Residents acknowledge that in March 2020 the World Health Organization declared a global pandemic of the virus leading to COVID-19. The Governments of Canada, the Province of Ontario, and local Governments responded to the pandemic with legislative amendments, controls, orders, by-laws, requests of the public, and requests and requirements to Humber (collectively, the “Directives”). It is uncertain how long the pandemic, and the related Directives, will continue, and it is unknown whether there may be a resurgence of the virus leading to COVID-19 or any mutation thereof (collectively, “COVID- 19”).

Without limiting the generality of the foregoing paragraph, Humber shall not be held legally responsible or be deemed to be in breach of this Agreement for any damages or loss arising out of or caused by:

- a. The continued spread of COVID-19;
- b. The continuation of, and/or new, or renewed Directives to control the spread of COVID-19;
- c. A decision by Humber made in good faith to control the spread of COVID-19, even if exceeding the then-current specific Directives; and
- d. Any requirement to close all or part of Humber Residence related to COVID-19.

Dates or times of performance by Humber may be extended by Humber due to COVID-19, provided that Humber provides prompt notification of the existence and nature of such delay and shall, so far as practicable, use reasonable efforts to minimize and mitigate the extent, effect and period of any such delay or non-performance.

**11.11 COVID-19 Resident Acknowledgment:**

It is further acknowledged by the Resident that:

- a. Any decisions by the Resident to vacate their residence for reasons of personal preference or other personal reasons while Humber Residence remains open, will not entitle the Resident to an additional refund of any type;
- b. Failure to adhere to any measures put in place related to reducing the spread of COVID-19 could result in sanctions under the Residence Code of Community Standards, or the Humber and/or University of Guelph-Humber Code of Student Community Standards;
- c. All current measures in place and additional expectations in Residence related to reducing the spread of COVID-19 will be maintained on the Residence website <http://humber.ca/residence/updates>, and where any conflict about Directives exists between this Agreement and the Residence website, the Residence website will take priority.

## B) RESIDENCE DINING PLAN TERMS AND CONDITIONS

### 1.0 PREAMBLE

Residents may access their dining plan using either the Dining Plan Card (Residence Card) that they are issued or via Humber's virtual ONECard Avro MobileApp. The Dining Plan uses a declining balance system and is honoured at all Humber Food Service outlets. The Dining Plan Card or the virtual ONECard must be presented each time a purchase is made. If Residents do not present their Dining Plan Card or ONECard to the cashier, another form of payment will be required.

### 2.0 DINING PLAN FEES

The Dining Plan fees must be paid by the due dates in order to guarantee that the Resident's Dining Plan Card will be ready upon arrival. The full amount of the Dining Plan chosen is applied to the Resident's account upon arrival; it is not split by semester. The Dining Plan consists of two accounts: the Main Meal Account, which is used for tax exempt meal purchases; and the General Account for taxable purchases. General Account purchases can be made at food and retail locations on campus, and includes items such as individual purchases of soft drinks, candy, and chips. Any balance remaining in the General Account will roll over at the end of each academic year for future use by the student and is non-refundable. The first \$2650 in all Main Meal Accounts is non-refundable.

The Dining Plans will reflect the different accounts as follows:

Dining Plan	Main Meal Account (Tax Exempt)	General Account (Taxable)	Total
Diamond	\$4,400	\$200	\$4,600
Platinum	\$3,800	\$200	\$4,000
Gold	\$3,200	\$200	\$3,400
Silver	\$2,650	\$200	\$2,850

### 3.0 LOST CARDS

The Dining Plan card is also the Residence ID Card. The Resident must treat it in the same manner as cash or a credit card and report a lost, stolen or damaged card, immediately to the Residence Office. Residents will be subject to replacement fees for lost or damaged cards. Residents can cancel lost cards by contacting the Dining Plan Office at [diningplan@humber.ca](mailto:diningplan@humber.ca).

### 4.0 DINING PLAN BALANCE IS NOT GUARANTEED TO LAST ENTIRE YEAR

Residents should note that Dining Plan options are not guaranteed to last the entire academic year or semester (if one semester option is selected). Dining Plans have been designed to accommodate students with varied appetites, who may not eat regular meals, or who leave the Residence frequently, while meeting the requirements of Canada Revenue Agency regulations to qualify for tax exempt purchases.

Residents are responsible for budgeting and managing their accounts. To view current balances, Residents can: go onto the website: <http://mymealplan.humber.ca>, check the balance on their sales receipt, or ask for their balance at the cash register. If a Resident runs short of funds in their Dining Plan accounts, additional values in any amount can be added by making a payment online at <http://mymealplan.humber.ca>.

### 5.0 DINING PLAN REFUNDS

Requests for dining plan refunds are initiated when Residents have moved out of Residence and have completed the online Residence Withdrawal Form. To maintain the tax-exempt status on all Main Meal Accounts, early withdrawals will be prorated such that \$85.48 weekly from the Resident's Main Meal Account is non-refundable, or the amount from the Main Meal Account that has been spent by the Resident, whichever is greater. The first \$2650 from all Main Meal Accounts is non-refundable. Withdrawals made in the last 30 days of the agreement will not be prorated. Applicable to all refunds, a Resident must have a total Dining Plan balance of \$75.00 or more to be eligible for a refund, less a \$50.00 administration fee and any fees owing to Humber. Residents who qualify for a Dining Plan refund will receive a credit on their MyHumber account within 8 weeks after the withdrawal form and move out are complete.

Students who are eligible for a Dining Plan refund but wish to continue using the refundable balance for on-campus purchases may request to have their refundable balance transferred to the General Account for future use. The student must email this request to the Dining Plan Office by April 11, 2025 to ensure their account remains active after the Winter term. Any funds added to the General Account will become non-refundable and will be subject to the same conditions as all funds in the General Account.

#### **6.0 DINING PLAN CARD PROPERTY**

The Photo ID/Dining Plan Card remains the property of Humber Residence and must be surrendered upon leaving the Residence. The Card is non-transferrable.

#### **7.0 SPECIAL DIETARY CONSIDERATIONS**

Upon moving into Residence, Residents should contact the Residence Dining Hall Manager, at (416) 675-6622 ext. 77153 (North Campus) or the Lake Café Food Services Manager, ext. 3323 (Lakeshore Campus) to notify of any food allergies and provide documentation of any physician prescribed medical eating restrictions. The Food Service Managers will work with each Resident as appropriate to understand their dining requirements and educate Residents as to how Food Services can accommodate their meal requirements. All students living in residence are required to purchase a Dining Plan; there are no exemptions from the Dining Plans.

#### **8.0 REUSABLE CONTAINER PROGRAM**

Humber is committed to sustainability and as such, does not offer disposable to go containers at many food service venues. Refundable deposits will be charged upon purchasing a meal that comes in a reusable container. For more information on the reusable container program at Humber, please visit <https://www.humber.ca/retailservices/reusehumber>.