



THIS AGREEMENT is dated the _____ day of _____, 2020, and made BETWEEN:
Wycliffe College, 5 Hoskin Avenue, Toronto, ON, M5S 1H7

and

(Print Full Name) _____ (the “Resident”)

Resident’s permanent mailing address

BACKGROUND: Wycliffe College is an educational institution with a Residence for students providing living accommodation, not having self-contained bathroom and kitchen facilities and not intended for year-round occupancy.

AGREEMENT: Wycliffe College and Resident have agreed as follows:

- 1) Wycliffe College, for the fees set forth below, shall provide Resident with a single room and board (meal plan), as described in the “Wycliffe College Residence Regulations,” for the **full eight (8) month Academic year** for 2020-2021, consisting of both the Fall and Winter semesters as follows:
- i) Fall semester move-in occurs between 8:00 AM and 8:00 PM, September 5th (Saturday), 2020. The meal plan begins with breakfast on Tuesday, September 8th. Fall semester residency ends at 5:00 PM on Friday, December 18th, 2020 (breakfast is the last meal served).
 - ii) Winter semester move-in occurs between 8:00 AM and 8:00 PM, Saturday, January 2nd, 2021. The meal plan begins with breakfast on Monday, January 4th. Winter semester residency ends at 5:00 PM on Monday, April 19th, 2021 (breakfast is the last meal served).

Note: Accommodation over the Christmas non-residency period is not included in this agreement. Residents may request to stay over the Christmas break for an additional fee if they have no other place to go during this time, however approval of such a request is not guaranteed.

2) Residence fees (room, board and College Association fee) for the 2020-2021 Academic year are \$12,000.00. These fees are due in two installments of \$6,000.00. The first and second installments of your residence fees will be loaded onto your ACORN/ROSI account prior to each term and can be paid online (for instructions and guidelines, including due dates, see: <http://www.fees.utoronto.ca/> or log into your ACORN account). Residents are responsible for monitoring their own ACORN/ROSI account balance and may be subject to additional fees (e.g. credit card fees or late penalties).

3) Any agreed variation to the provisions of sections 1 and 2 are set out in writing on an attached Schedule A or C, which must also be signed and dated by the Residence Don and the Resident to effectively modify the provisions set out above.

4) In addition to the fees set out in section 2, Resident shall submit with this signed Agreement, the sum of **five hundred dollars (\$500) payable to Wycliffe College as a refundable security deposit**. This deposit guarantees a) Wycliffe College’s obligation to provide a room in the Residence, and b) Resident’s performance of the obligations imposed by this Agreement, including (i) return of the room at the conclusion of this Agreement free of damage with its furnishings in place and (ii) ensuring there is no damage by the Resident and/or Resident’s guests to shared Residence facilities. Any personal items left in the residence room after check-out will be disposed of and the cost of removing those items will be deducted from the deposit. If furniture has been moved out of the room without permission of the Residence Don, the cost of moving the items back in will be deducted from the deposit.

5) Only Resident may occupy the room designated by Wycliffe College. Resident may not assign nor sub-let this room. Guests may not stay in the room or Residence overnight, apart from stipulations agreed in Schedule B.

6) Resident shall abide by the “Wycliffe College Residence Regulations” and acknowledges receipt of a copy of same.

7) This Agreement pertains to *a* room and not to a particular room. Wycliffe College may move Resident to another room and reassign rooms depending on its needs, requirements, and discernment.

8) Any breach of this Agreement by Resident, including a breach of the “Wycliffe College Residence Regulations,” may result in eviction and forfeiture of the security deposit. In addition, Wycliffe College retains the right to hold Resident responsible for the total fees pertaining to the term of this Agreement, and may, in conjunction with the University of Toronto, withhold Resident’s academic transcripts pending settlement of terms, financial or otherwise. Any breach of this Agreement gives Wycliffe College the right to terminate Resident’s right to room and board by notice of termination signed by the Principal or by their appointed agent effective forty-eight (48) hours after delivery of this notice to Resident’s room. Resident shall vacate the room before the effective time of termination. Waiver of any breach shall not preclude the exercise of the rights of Wycliffe College in the event of any further breach. Resident acknowledges having read and agreed to the preceding clause regarding termination and eviction.

9) Prior to August 1st, 2020, Resident may terminate this Agreement by written notice of termination to Wycliffe College. If notice is received by August 1st, the security deposit (less a \$50 administration fee) will be returned to Resident together with any pre-payment of residence fees. Notice of termination received by Wycliffe College on or after August 1st will result in forfeiture of the security deposit. If Resident terminates this Agreement after August 31st, 2019, Resident will be responsible for the total fees pertaining to the term of this agreement.

10) Wycliffe College shall give twenty-four (24) hours notice of intent to enter Resident’s room. Notice need not be given in the event of an emergency or if Resident consents to entry without notice. After notice has been given, persons authorized by Wycliffe College may enter the room during reasonable hours for the purposes of inspection, repair, or maintenance. Wycliffe College reserves the right to enter a resident’s room at any time without notice if there is reasonable suspicion of unlawful activity or breach of contract. This decision can be made by the Residence Don or the Principal.

11) The resident hereby acknowledges that security cameras are located in various locations in and around the college. The security cameras are installed to help increase the safety and security of residents and the building. Information captured on the security cameras may be used and/or displayed in public areas to help in identifying individuals and/or as evidence of residents or guests violating the residence community standards.

12) Due to the COVID-19 pandemic, Wycliffe College may not be able to provide residency based on government regulations, University of Toronto policies, and/or Wycliffe College policies which may warrant closing the residence in response to the pandemic. In the event we are unable to provide residency due to COVID-19, this agreement is void, and the security deposit will be refunded in full.

This Agreement and the “Wycliffe College Residence Regulations,” together with any Schedule A, B, or C signed by both parties, is the complete residency agreement between Wycliffe College and Resident.

RESIDENT signature: _____ DATE: _____

WYCLIFFE COLLEGE RESIDENCE DON signature: _____