

Welcome to Ta Family Cottage at Canal Lake

Thank you for choosing our AirBNB for your stay in Kawartha Lakes. You are probably getting excited about your trip so we would like to fill you in on a few details before you arrive to help with your planning.

Things to Bring

Each bed is supplied with its own mattress cover. Pillows, Comforters, Bedding, Bedsheets and Towels are not provided. Please provide your own for sanitary purposes.

A moderate supply of toilet paper, paper towels, garbage bags will be provided by host.

Water on site is not potable, please bring your own drinking water.

Should you wish to use the fire pit, please supply your own fire wood which you may purchase at the convenience store nearby. Please check for the Kawartha Lakes current burn hazard conditions to see if there is a burn ban in place. This can be checked on their website or by calling 1-888-822-2225 then push #8.

Getting There

Our family cottage is located at **26 Hummingbird Lane, Brechin, ON L0K 1B0.**

If you are coming from Toronto:

- Take Hwy404 until the end and turn left on Woodbine Avenue
- Get on Woodbine Ave/York Regional Rd 8 in East Gwillimbury from ON-404 N, Continue to Brock
- Turn left onto Trans-Canada Hwy/ON-12 N (signs for Orillia)
- Turn right on Durham Regional Hwy 48 which turns into Portage Rd/Kawartha Lakes County Rd 48
- Turn left onto Centennial Park Rd/Kawartha Lakes County Rd 33
- Turn left onto Rohallion Road
- Turn right to Hummingbird Ln in Kawartha Lakes, we are the 6th house on the right with the long paved driveway.

Please park on the paved driveway. If excess parking is required, please park in front of the garbage shed. Do not block roadway.

What's Near By

- Beaches: Moose Beach 450 Atherley Road, Orillia.
 - Couchicing Beach Park 140 Canice Street, Orillia.
 - Thorah Centennial Park Shoreline Road, Beaverton.
 - Beaverton Harbour & Harbour Park 24 Harbour Park Cres, Beaverton.
 - Balsam Lake Provincial Park 2238 Kawartha Lakes County Road 48, Kirkfield, ON.
 - McRae Point Provincial Park 4366 McCrae Park Road, Longford Mills.
- Public boat launch 3 minutes away located at 1140 Kawartha Lakes County Rd 33, Kirkfield, ON.
- LCBO/Convenience Store 10 minutes away located at 239 Portage Rd, Bolsover, ON

- Grocery Stores: Foodland 13 minutes away located at 2202 ON-12, Brechin, ON L0K 1B0 or Independent Grocer 21 minutes away located at 30 Beaver Ave B, Beaverton, ON L0K 1A0

Checking-In

To make things easy and super flexible, you can access the property using the smart lock on the front door. Your unique access code will be sent to you via the AirBNB messages. The scheduled check-in time is 3:00 PM on the day of your arrival. To use the smart lock, please pull the door gently towards you, enter your access code and press the unlock button. To lock the door from the exterior, please pull the door gently towards you and press the “Yale” button.

Wifi

To access the high speed internet, please scan the QR code by the TV in the living room with your device. To manually enter it:

Network: Hummingbird
Password: 00159753

Heating and Cooling

There is a Nest smart thermostat in the main floor hallway which controls the air conditioning. To adjust same, touch the bezel on the right side of the thermostat up or down. If the air conditioning is being used, please keep all windows and doors closed. All rooms have a ceiling fan or fan which assists greatly with cooling.

Safety

First Aid Kit – Located in the laundry room on the main floor.

Fire Extinguishers – Located in the main floor and basement kitchens.

Walk-In Clinic – Closest Walk-In Clinic is Good Doctors Ramara 3242 Ramara Road 47, Brechin, ON
Closest Hospital is Ross Memorial Hospital 10 Angeline St N, Lindsay, ON

Water Usage

Please be aware that the cottage relies on well water and a reservoir tank. To avoid interruptions in the water supply while the reservoir refills, please use water conservatively.

House Rules

As outlined in our AirBNB listing:

- Please be respectful of the property and neighbours at all times
- Please close and lock all windows and doors when you leave the property
- No smoking or vaping inside the cottage
- No pets allowed
- No parties
- No open flames or candles inside
- No fireworks on the premises
- No unregistered guests
- All cooking oil to be cooled and discarded into trash
- No shoes inside
- Parking on driveway only
- If you use the BBQ, please make sure gas is turned off when not in use and clean the grill grates
- Please do not leave food unattended outside as it may attract wild animals
- Please only flush toilet paper, do not flush feminine hygiene products, baby wipes or paper towels
- Kawartha Lakes Region requires separation of garbage, containers (plastics) and fibre recycling. Please only use clear bags for garbage and recycling. Instructions provided on site, please follow same.
- Please report damages immediately
- City of Kawartha Lakes has a Noise By-Law for excess noise between 11:00PM and 11:00AM. Should By-Law officers attend there will be a fine which the guests will be responsible for.
- Should you wish to use the fire pit, please supply your own fire wood which you may purchase at the convenience store nearby. Please check for the Kawartha Lakes current burn hazard conditions to see if there is a burn ban in place. This can be checked on their website or by calling 1-888-822-2225 then push #8.
- If you are using the above ground pool, you are responsible for your own safety and supervision. No sharp objects, food or drinks inside the pool.

Checking-Out

- Check-out time is at 11 am on your last day. \$100 fee per hour if not out by 11 am.
- Leave used kitchen and washroom towels in laundry room.
- Please wash all used dishes in the dishwasher.
- Remove all foods,/beverages from fridge/freezer.
- Tidy up (vacuum/sweep).
- All personal streaming services should be signed out on TVs.
- Any furniture that was moved should be put back to original place.
- Check/remove all personal items.
- Please remove your trash and place into the grey garbage bin by the front stairs.
- **Please only use clear garbage bags. The City will not take garbage if the bag is not clear.**
- **Please sort your recycling as per instructions provided on site and place into marked blue bins by the front stairs. Unsorted recycling will not be collected by municipal collection and additional charges will be submitted to guest for same.**

When you are ready to leave, please turn off all of the lights, close all windows and close and lock all exterior doors. As a reminder, for the front door please pull the door gently towards you and press the “Yale” button. Please notify us of departure.

Contact Us

We are striving to earn a 5 star review from you so if you have any concerns, questions or need anything for the property, please do not hesitate to reach out to us. Feel free to reach out if you need any assistance, your satisfaction and safety is very important to us.

Michael Tan 416-824-2190

Jimmy Tien 416-885-5223

Thank you and enjoy your stay at the Ta Family Cottage.

Waiver and Release of Liability

This Personal Injury Waiver (the "Waiver") is made by the guests for the purpose of utilizing the facilities and premises managed by **Ta Family Cottage**, with the location at **26 Hummingbird Lane, Brechin, ON**, and in the acknowledgment that in the utilization of the premises and facilities of the Cottage, occupies risk of personal injury that may arise or happen at any time.

In consideration of the **Ta Family Cottage** allowing the guests to make use of the venue and its facilities and equipment for the relevant purpose by which the **Ta Family Cottage** allows, the guests agrees to assume the foreseeable and unforeseeable risk of personal injuries related to the activity, and agrees to release, discharge, and hold harmless the **Ta Family Cottage**, its owner(s) and employees free from any and all liabilities, claims, cause of action, damages, or losses, which may be incurred by the undersigned in using said premises and its equipment and/or facilities, and which may arise from any reason whatsoever, specifically including, but not limited to, any negligence on the part of the owners, its employees, or losses arising from theft or for any other reason whatsoever.

This Waiver shall be binding upon the parties, their respective heirs, representatives, successors, and assigns.

In case any part of this Waiver be construed as improper or invalid, such invalidity will affect only that part of this Waiver and the rest shall remain valid and enforceable.

Any alteration, modification, or amendment to this Waiver shall not be considered as valid unless otherwise written and signed by the guests herein.



Short-Term Rental Accommodation Renter's Code of Conduct

Licensed Premises: 26 Hummingbird Lane Brechin, ON L0K 1B0

Municipal Address: 26 Hummingbird Lane Brechin, ON L0K 1B0

All Owner Names: (Jimmy) Tien Ta, Sarah Chung (Michael) Tan Ta, Anna TA

Responsible Person's Name: Jimmy Ta & Michael Ta

Responsible Person's phone number: 416-885-5223 & 416-824-2190

Purpose of the Acknowledgement

The purpose of the Renter's Acknowledgement is to recognize that Short-Term Rental Accommodation Businesses are permitted in residential neighbourhoods and that other residents of these neighbourhoods have the right to enjoy their properties without nuisance. It also outlines specific requirements for Short-Term Rental Accommodations Businesses and imposes responsibilities for both Licensees and Renters of such Premises and that Licensees bear the primary responsibility of conveying this information to Renters of the Premises.

Objectives of this Acknowledgement

The objective of this Acknowledgement is to establish acceptable standards of behaviour for Owners and Renters to minimize any adverse impacts on their neighbours and the neighbourhood while protecting the health, safety and well-being of people.

Residential Area

The Renters acknowledge for themselves and on behalf of Guests that they will be occupying a Short-Term Rental Accommodation Business that is located in a residential area.

Guiding Principles

The guiding principles for Short-Term Rental Accommodation Renters are:

- The Premises that you are occupying is a home;
- Treat the Premises as your own;
- Respect the neighbours of the Premises; and
- Leave the Premises as you find it.

Maximum Number of Renters and Guests:

The maximum number of Renters including Guests permitted at a Short-Term Rental Accommodation premises shall be limited as per the Short-Term Rental Accommodation Business Licensing By-law.

Noise and Residential Amenity:

No person shall make noise to cause a disturbance or conduct themselves in a way that is likely to disturb others. Examples of noise that is likely to disturb others at any time include:

- (i) Loud music;
- (ii) Outdoor or backyard gatherings or activities involving excessive noise or disruptive behaviour;
- (iii) Late evening/early morning disturbances; and
- (iv) Yelling, shouting, singing or conversing loudly

Renters and Guests are not allowed to disturb neighbours or interfere with their enjoyment of their properties, or the public realm, at any time of the day or night. Failure to comply with the conditions of the City of Kawartha Lakes Noise By-law may result in fee charges or legal action being taken against the renter and/or the Short Term Rental Accommodation Business property owner.

Access and Parking:

Please familiarize yourself and your Guests with the on-site parking available on the Premises to ensure ease of access with minimum disturbance to neighbours. All Short-Term Rental Accommodation Business Premises have on-site vehicle parking requirements as part of the licensing process, renter parking is to occur entirely on-site.

Garbage and Recycling:

Please familiarize yourself and your Guests with the provisions that have been made for waste management and the day of the week in which waste collection is scheduled. It should be noted that the "putting out" of waste on a non-scheduled day is regulated by the City of Kawartha Lakes Waste Management By-law. Waste collection information and pick up times are available on the City of Kawartha Lakes website.



Short-Term Rental Accommodation Renter's Code of Conduct

Dwelling Units on Lots on Private Sewage Disposal Systems:

Note: Maximum occupancy of a Short-Term Rental Accommodation Business is based on a maximum of two persons per Bedroom plus 2 additional renters overall. Exceeding the maximum occupancy may result in the malfunctioning of the septic system and pollution of the ground water system.

Fire and Safety Precautions:

All Short-Term Rental Accommodations Businesses must have operating smoke alarms in accordance with the provisions of the Ontario Fire Code. In Short-Term Rental Accommodations Business which have a fuel-fired appliance or solid fuel-fired appliance installed or an attached storage garage, the Licensee must ensure that the Building is equipped with carbon monoxide alarms installed outside of the sleeping areas in accordance with the provisions of the Ontario Fire Code. Further, the Licensee must regularly test the alarms to ensure that they are operational. If a Renter discovers that any of the alarms are not operational, the Renter shall immediately notify the Licensee of the deficiency. No person shall disable a smoke and/or carbon monoxide alarm.

I, _____ having read the above, acknowledge that I am renting this Premises from a valid Licensee in the City of Kawartha Lakes and undertake to conduct myself and those that are occupying this Premises at the same time in accordance with this Code and all other applicable by-laws. I understand that my action(s), if found in contravention of a by-law, may subject the Licensee to Demerit Points against their Licence and may include enforcement measures against myself, Guests or the Licensee(s).

Signature of Renter(s)

Date (DDMMYY)

Signature of Renter(s)

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Signature of Renter(s)

Date (DDMMYY)

If additional space is required, please use the reverse side of this form.