



TORONTO STANDARD CONDOMINIUM CORPORATION NO. 1525

8 PARK ROAD TORONTO ONTARIO M4W 3S5

Telephone 416.944.8908 Facsimile 416.944.9435

PARTY ROOM RENTAL AGREEMENT

THIS AGREEMENT MADE THE _____ DAY OF _____ 20____

BETWEEN:

TORONTO STANDARD CONDOMINIUM CORPORATION NO. 1525
(HEREIN AFTER CALLED "THE CORPORATION")

ON THE FIRST PART

-AND-

(HEREINAFTER CALLED THE "RESIDENT")

SUITE: _____, 8 PARK ROAD

TELEPHONE: _____ EMAIL: _____

OF THE SECOND PART

AGREEMENT FOR USE OF THE PARTY ROOM

WHEREAS the resident has requested use of the party room on _____
from _____ AM/PM to _____ AM/PM for the purpose of a _____ party
(specify type of party) for a group of _____ people.

AND WHEREAS the corporation agrees to allow the resident to use the party room during the time and for the purposes indicated above on the following terms and conditions only, subject to the approval of the board of directors of the corporation.

CAPACITY

It is understood and agreed that a maximum of **25 persons**, as per the Fire Regulations, are permitted to be present in the Party Room at one time.

GUEST LIST

An all inclusive Guest List must be provided to Management at least two (2) business days prior to the reserved date.

RESERVATION

The Party Room bookings may be made through the Property Manager no later than fourteen (14) days prior to the event and no more than three (3) months in advance.



Residents over the age of 19 may book the Party Room for exclusive use between the hours of **10:00 a.m. and 1:00 a.m.** for a maximum of six (6) hours. Only a Resident may rent the Party Room.

THE ENTIRE PARTY ROOM MUST BE CLEANED AND VACATED BY 1:00 A.M. – NO EXCEPTIONS

PAYMENTS

The following must be supplied to Management with this signed Reservation Form to reserve the date for the Party Room:

1. A deposit of **\$500.00** in the form of a certified cheque or money order payable to T.S.C.C. 1525.

Subsequent to any function being held, the Party Room will be inspected by a staff member and the Resident to determine if any damage has been caused. In the event that there is any damage, the deposit will be applied against any and all damage.

In the event that the deposit is insufficient to pay for the damage and cleaning expenses, then the resident(s) shall be responsible for all sums expended in excess of the deposit amount to repair the damage and clean the Party Room.

2. Administrative fee of **\$150.00** is payable to T.S.C.C. 1525.
3. One (1) Security Guard is required if the guest number exceeds twenty-five (**25**), to a maximum of fifty (55) guests. The Security Guard, designated by Management, must be present for the duration of the function.

The security fee of **\$27.50** per hour per Security Guard in the form of a certified cheque or money order is payable directly to the Security Company. All taxes are included. **There is a four (4) hour minimum charge of total \$124.30.**

The guard must be present 15 minutes before the start time and 15 minutes after the function terminates. In the event that the guard is detained past the allotted time, the Resident will be required to acknowledge this overtime by signing the guard's report and the overtime will be based on a minimum of one hour intervals and deducted from the deposit cheque unless payment is received by cheque on the next business day.

RESIDENTS' OBLIGATIONS

1. The Resident is responsible for his or her guests' behaviour. If the Resident cannot or will not control the behaviour of his or her guests and the situation has deteriorated to an unsatisfactory level, the Security/Concierge on duty will have the full authority to terminate the function immediately and ask all persons to leave the premises. The Security/Concierge on duty will also have the full authority to call the Police to assist in controlling the situation. The deposit may be withheld for damage occasioned to the Common Area.
2. Damage to the furnishings or finish of the Party Room, or theft or loss of property is the responsibility of the Resident who will be responsible for costs of replacement, repairs, or refinishing. Any furniture that is moved in the party room must be put back at the end of the party to its original position.
3. The exits must be kept free from obstructions at all times.
4. The Corporation is not responsible for loss or damage to any personal property or for personal injury to residents or guests, however caused.



5. The function is to be confined to the Party Room. No food, drink, or guest is permitted outside of the Party Room.
6. The Resident will assume full responsibility for the preservation of proper order and decorum, and ensure no disturbances or disruptions to the on-going activities in the common areas.
7. The contemplated use of the Party Room will be fully disclosed to Management as a condition of and prior to the reservation of the Party Room. It is agreed that the Party Room will not be used for any immoral or offensive functions or for commercial purposes.
8. The Resident agrees to obtain at his or her own expense any and all permits, licenses, or consents that are or may be required in connection with the use of the Party Room prior to the reservation date as set out above. The Resident agrees to have the permits, licenses, or consents posted or available for inspection as may be required by the authorities.
9. Liquor shall not be sold, whether for profit or to recover expenses in the Party Room or common areas.
10. Signs may not be posted in the hallways, lobby, or any common area. Nor doors left or propped open and unattended for guests to enter.
11. The Resident must advise Management of any expected deliveries of furniture or equipment for the function. It is the responsibility of the Resident to return all moved furniture back to its original location.
12. The Resident is responsible for the gathering of loose garbage, placing the garbage in the containers provided, and leaving the Party Room in a presentable state. Failure to do so will result in additional costs that will be deducted from the deposit.
13. The Party Room may not be used for commercial use. The Resident may not charge admission to the Party Room, whether for profit or to recover expenses. No donations or other charge is permitted.
14. The Resident must ensure that the Party Room is vacated by the guests by the end of the reserved hour.
15. Smoking is not permitted within the Party Room or any common areas of 8 Park Road.
16. The Resident must supply his/her own audio/video equipment. No live music is permitted in the Party Room and noise must be kept within a level so as not to disturb the quiet enjoyment of other Residents using the rest of the common area.

Person(s) using the facilities and common element areas shall indemnify and save harmless the Toronto Standard Condominium Corporation No. 1525 or any of their authorized agents, officers, or employees from any and all liability, claims, and demands arising out of misuse, damage, or injuries to person or property from any cause whatsoever, in or about or in any way connected with the property, and defend at the expense of the person(s) or committee(s) to whom any permit is issued, all suits which may be brought out against Toronto Standard Condominium Corporation No. 1525 or any of their authorized agents, officers, or employees in respect of any such claim or demand, and pay all the judgments, fines, or penalties that may be rendered against the Toronto Standard Condominium Corporation 1525 or any of their authorized agents, officers, or employees account thereof.

I acknowledge that I have read, understood, and agree to comply with this Party Room agreement

Name of Resident:

Signature



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Provided that all the above Resident's obligations are satisfactory fulfilled, that no damage has been occasioned to the Party Room, and no violations of the Party Room Agreement have occurred, the deposit shall be returned to the resident in full within 7 days after the event.

CERTIFIED CHEQUES OR MONEY ORDERS RECEIVED

Fee	Amount	Yes	No
Deposit			
Security			

DATED _____.

**TORONTO STANDARD CONDOMINIUM CORPORATION NO. 1525
BY ITS AGENT ELITE PROPERTY MANAGEMENT INC.**

Per: _____

Name:

CERTIFIED CHEQUES OR MONEY ORDERS RETURNED

Fee	Amount	Yes	No
Deposit			

DATED _____.

**TORONTO STANDARD CONDOMINIUM CORPORATION NO. 1525
BY ITS AGENT ELITE PROPERTY MANAGEMENT INC.**

Per: _____

Name:

Name of Resident: