

STUDENT RESIDENCE AGREEMENT - 2011-2012

Thompson Rivers University Residence
 Bag 7000 - 900 McGill Road
 Kamloops, BC V2C 6E1

PREAMBLE

The Student Residence Agreement is a legal contract that outlines the obligations of the Resident, the Institution and the Manager. The terms and conditions of this agreement have been designed to ensure that Residents enjoy a safe, respectful community living environment that is conducive to academic success. Residents are expected to respect the rights and privileges of others and to conduct themselves in a manner that promotes this purpose. Through the online Residence Application process Residents are required to read and agree to the terms of this agreement before completing their application. Residents are advised to download a copy of this document and save it for their records. Residents are also advised to share a copy of this document with their Primary and Secondary Contacts identified in the application process. In some circumstances, the Manager may require that a hard copy of this agreement is signed, and in those circumstances, each of the pages of this agreement must be initialed by the Resident.

1. INTRODUCTION

This agreement made this ____ day of _____, 20____

Between: **Campus Living Centres Inc.** (the "Manager"), as agent for: **Thompson Rivers University** (the "Institution"),

And: _____ (the "Resident").

In consideration of the mutual covenants and agreements contained in this Student Residence Agreement (this "Agreement"), the parties covenant and agree as follows:

1.01 Room/Suite. The Manager grants the Resident occupancy of a building-standard furnished suite as detailed in **Table 4** (a "Suite") in the Residence owned by the Manager known as: "**Thompson Rivers University Residence & Conference Centre**" (the "Residence") for duration of the Term.

1.02 Term. The Term is related to the academic semesters of the Institution and the Residence "Move-in" and "Move-out" days detailed in **Table 1**. There are four types of Terms: (a) "Academic Year", (b) "Fall Semester", (c) "Winter Semester", and (d) "Summer Semester." Each semester commences at 11:00 a.m. on the "Move-in Day" and ends at 11:00 a.m. on the earlier of (i) the day following the completion of the Resident's last examination of the semester, or (ii) the "Move-out Day." The Academic Year consists of two Institution semesters, the "Fall Semester" and the "Winter Semester." The Term of the Academic Year does not continue during the time in between the Fall and Winter Semesters, called the "Winter Break." Current residents must apply to Residence for each new Academic Year, with acceptance determined by merit, academic, and/or lottery considerations. In addition, and without limitation, Residence acceptance may be denied as a result of any previous violations of this Agreement. A new Student Residence Agreement will be issued to correspond with the beginning of each new Academic Year.

TABLE 1A: Domestic Student Terms	Start ("Move-In Day")	End ("Move-Out Day")	Total Days In Term
Academic Year 2011-2012	September 3, 2011	April 23, 2012	221
Fall Semester 2011	September 3, 2011	December 18, 2011	107
Winter Semester 2012	January 7, 2012	April 29, 2012	114
*Customized by Manager			
TABLE 1B: International Student Terms	Start ("Move-In Day")	End ("Move-Out Day")	Total Days In Term
Academic Year 2011-2012	August 28, 2011	April 23, 2012	227
Fall Semester 2011	August 28, 2011	December 18, 2011	113
Winter Semester 2012	January 7, 2012	April 29, 2012	114
*Customized by Manager			

1.03 Winter Break. The Resident may apply to occupy a Suite during the period between the end of the Fall Semester and the commencement of the Winter Semester (the "Winter Break" - detailed in **Table 2**). Winter Break applications will be made available to Residents by the Manager. Applications are due on or before **December 1 at 5:00 p.m.** If the Resident's application is approved, they may be required to pay a small fee (detailed in **Table 2**) for Winter Break occupancy before the beginning of the Winter Break. During the Winter Break there is limited supervision of the Residence, all services are reduced or suspended, and annual maintenance and renovations occur. To ensure the safety and security of the Resident and the Residence facilities it is the intention of the Manager to limit the number of Residents staying during the Winter Break to a small number of individuals that demonstrate a significant need for Residence accommodations. If the Resident is found occupying a Suite during the Winter Break without having given written notice to the Manager, the Resident shall be subject to the Managers then current daily conference rate, immediately due and payable for each day during the Winter Break period.

TABLE 2: Winter Break	Start	End	Winter Break Fee
Academic Year 2011-2012	December 18, 2011	January 7, 2012	N/A

1.04 Extended Terms. The Term of this Agreement may be extended by the Manager if the Resident applies in writing for an "Extension" in accordance with the Managers published policies about Term Extensions. Extensions are subject to availability. Priority will be given to Residents travelling from great distances, who demonstrate a special need, or who are enrolled in orientation or academic programs that begin early or continue beyond the Residence Term. Extensions may also be granted for any 'Early Move-In', 'Late Move-Out' or 'Summer Residence' programs offered by the Manager. Residents granted Extensions are subject to the fees detailed in **Table 3**. Any Resident found occupying a Suite outside of the Term without approval from the Manager are subject to additional fees over and above those detailed in **Table 3**.

TABLE 3A: Domestic Student Extended Terms	Start ("Early Move-In Days")	End ("Late Move-Out Days")	Fees
Academic Year 2011-2012	September 2, 2011	N/A	\$50.00
Fall Semester 2011	September 2, 2011	N/A	\$50.00
Winter Semester 2012	N/A	N/A	N/A
*Customized by Manager			
TABLE 3B: International Student Extended Terms	Start ("Early Move-In Days")	End ("Late Move-Out Days")	Fees
Academic Year 2011-2012	August 25 - 27, 2011	N/A	\$150.00
Fall Semester 2011	August 25 - 27, 2011	N/A	\$150.00
Winter Semester 2012	N/A	N/A	N/A
*Customized by Manager			

1.05 Acknowledgement of Services and Responsibility of the Manager. The Resident acknowledges that neither the Manager nor the Institution stands in loco parentis with respect to the Resident. The Residence provides living accommodations for independent students who are to be responsible and accountable for their personal needs and their interactions with their fellow residents as opposed to residential care. The Manager is responsible for the maintenance and operation of the residence and adds additional levels of personal safety, security and social activities not present in other types of accommodations.

1.04 Pre-Conditions to Occupancy. The Resident may not occupy a Room, unless (i) this Agreement is executed by all parties, with all information required on the last page of this Agreement completed in full; (ii) the Deposit as to **section 2.02** is paid in full; (iii) all Residence Fees then due and payable are paid in full as stated in **section 2.03**; (iv) and the Manager has designated a Room for the Resident.

1.05 Force Majeure. Notwithstanding anything in this Agreement, if either the Manager or the Institution is bona fide delayed or hindered in or prevented from the performance of any term, covenant or act required under this Agreement (including, without limitation, delivery of occupancy of the Suite) by reason of strikes, labour troubles; inability to procure materials or services; power failure; restrictive governmental laws or regulations; riots; insurrection; sabotage; rebellion; war; act of God; or other reasons whether of a like nature or not, which is not the fault of the party delayed in performing work or doing acts required under the terms of this Agreement, then the performance of that term, covenant or act is excused for the period of the delay and the party delayed will be entitled to perform that term, covenant or act within the appropriate time period after the expiration of the period of the delay.

1.06 No Assignment. This Agreement and the rights and privileges granted to the Resident under it are not assignable by the Resident and the Resident may not sublet the Suite. The Resident may not permit the use of the Suite by any other person, other than a person designated by the Manager. The Suite or Residence services/facilities including the mailbox, telephone, internet or data connection may not be used for any business use. The Student Residence Agreement is a legal contract that outlines the obligations of the Resident, the Institution and the Manager. The terms and conditions of this agreement have been designed to ensure that Residents enjoy a safe, respectful community living environment that is conducive to academic success. Residents are expected to respect the rights and privileges of others and to conduct themselves in a manner that promotes this purpose.

2. RESIDENCE FEES

2.01 Payment of Fees. All amounts payable by the Resident under this Agreement are payable to "CLC TRU" and payment must be delivered to the Manager. All amounts payable under this Agreement must be paid by cash, certified cheque, bank draft, money order or a credit card as designated by the Manager. Personal cheques will not be accepted. Academic results may be withheld and/or other academic sanctions are possible for failure to maintain an up to date financial account with the Residence.

2.02 Deposit. Prior to the Resident's first payment of Residence Fees, the Resident must pay a deposit (the "Deposit") to be held by the Manager and applied to the cost of repairing damage to the Suite and to any unpaid amounts owing by the Resident under this Agreement. The amount of the deposit is detailed in **Table 4**. Upon the termination of this Agreement, provided that there are no damage claims or unpaid amounts then owing, the Deposit will be refunded to the Resident as described in **section 8** of this Agreement.

2.03 Residence Fees. The Resident must pay the "Residence Fees" in accordance with the Rates and Payment Schedules detailed in **Table 4** for the right to occupy a Room during the Term. **Tables 2, 3 and 4** also detail additional Fees that the Resident is subject to, including the mandatory Residence Life Activity Fee and the cost of Extended Terms. If a hard copy of this agreement is required by the Manager, the Resident is required to select one of the payment schedule options, by initialling their desired option.

TABLE 4: Fees & Payments	
1. All suites are shared occupancy with one or more other person(s) of the same gender designated by the Manager.	
2. The Deposit for the Academic Year 2011-2012 is \$500.00 .	
3. The total amount payable for the Academic Year 2011-2012 includes a mandatory \$30.00 Residence Life Activity Fee, which subsidizes events and activities organized by the Residence Life Staff and Residence Council.	
4. Payment Schedule Option (b) includes a \$200.00 administration fee.	
Academic Year 2011-2012 - Payment Schedule - Shared Two/Four Bedroom Suite	
(a)	\$5,754.60 payable on or before June 30, 2011 , at 5:00 p.m. or
(b)	\$5,954.60 payable as to \$3,796.65 on or before June 30, 2011 at 5:00 p.m. and as to \$2,157.95 on or before November 6, 2011 at 5:00 p.m.
Winter Semester 2012 - Payment Schedule - Shared Two/Four Bedroom Suite	
(a)	\$2,877.30 due December 3, 2011 at 5:00 p.m. or if accepted after December 3, 2011 payment is due immediately .
Academic Year 2011-2012 - Payment Schedule - Shared Two Bedroom Deluxe Suite	
(a)	\$6,458.40 payable on or before June 30, 2011 , at 5:00 p.m. or
(b)	\$6,658.40 payable as to \$4,236.50 on or before June 30, 2011 at 5:00 p.m. and as to \$2,421.90 on or before November 6, 2011 at 5:00 p.m.
Winter Semester 2012 - Payment Schedule - Shared Two Bedroom Deluxe Suite	
(a)	\$3,229.20 due December 3, 2011 at 5:00 p.m. or if accepted after December 3, 2011 payment is due immediately .

Academic Year 2011-2012 - Payment Schedule - One Bedroom Suite	
(a)	\$6,996.60 payable on or before June 30, 2011 , at 5:00 p.m. or
(b)	\$7,196.60 payable as to \$4,572.88 on or before June 30, 2011 at 5:00 p.m. and as to \$2,623.72 on or before November 6, 2011 at 5:00 p.m.
Winter Semester 2012 - Payment Schedule - One Bedroom Suite	
(a)	\$3,498.30 due December 3, 2011 at 5:00 p.m. or if accepted after December 3, 2011 payment is due immediately .
Customized By Manager 2011-2012 - Payment Schedule	
(a)	\$ _____, payable on or before _____, 20 at 5:00 p.m. or
(b)	\$ _____, payable as to \$ _____ on or before _____, 20 at 5:00 p.m. and as to \$ _____ on or before _____, 20 or
(c)	\$ _____, payable as to \$ _____ on or before _____, 20 at 5:00 p.m. and as to \$ _____ on or before _____, 20 at 5:00 p.m. and as to \$ _____ on or before _____, 20 at 5:00 p.m. and as to \$ _____ on or before _____, 20 at 5:00 p.m.

2.04 Non-Student Rates. The Residence Fees payable under this Agreement are a special student rate for full-time students of the Institution. If the Resident ceases to be a full-time student of the Institution, and wishes to continue to occupy a Suite: (i) the Resident must deliver a written request to the Manager no later than two (2) business days after ceasing to be a full-time student of the Institution, which the Manager may accept or reject in its sole and unfettered discretion, and (ii) if the request is accepted by the Manager, the Resident must pay within two (2) business days of receiving notice of that acceptance (a) any unpaid Residence Fees (whether or not otherwise due) and (b) a supplementary fee equal to the difference between (1) the product of the number of days remaining in the Term as of two (2) business days after the date on which the Resident ceases to be a full-time student of the Institution and the daily conference rate then charged by the Manager for suites in the Residence, minus (2) the Residence Fees.

2.05 Interest. Any amount payable by the Resident under this Agreement which is not paid when due bears interest at the rate of twenty-four percent (24%) per annum, compounded monthly, from the date on which the amount was due to the date on which the amount, and all accrued interest on it, are paid in full. In lieu of interest charges, the Manager may choose to implement a late payment fee.

2.06 No Waiver of Fees. Nothing in this Agreement, nor any entry or repossession of the Suite by the Manager releases the Resident from any liability for the payment in full of all amounts payable under this Agreement for the Term.

3. RESIDENCE PROCEDURES

3.01 Move-In Procedure. The Resident must follow all move-in times, dates and procedures outlined by the Manager. The Resident will be notified of the date and time that the Resident may move into the Suite. If the Resident wishes to move-in prior to the scheduled move-in day, the Resident may do so at the Manager's then posted nightly rate and subject to availability (detailed in **Table 1 & 3**). Care is to be exercised in moving-in heavy objects to avoid damage to floor coverings, walls, doors and frames and any other part of the Residence. The Resident shall be responsible to pay forthwith to the Manager the cost of any damage to the Suite or the Residence arising from the move-in.

3.02 Move-Out Procedure. On vacating, all garbage and belongings of the Resident must be removed, failing which, the cost of removal will be charged to the Resident. As with the "Move-In Procedures", care must be exercised to avoid damage to doors, frames, walls, floor coverings, and any other part of the Residence. The Resident is financially responsible to pay forthwith for any damage caused on moving out of Residence. Prior to either (i) the expiry of the Term, or (ii) the date on which the Resident is to vacate the Residence (detailed in **Table 1 & 3**), the Manager will inspect the Suite to view the state of cleanliness and repair. After inspection, and wherever possible, the Manager will inform the Resident of pending damages and cleaning charges.

3.03 Roommates. The Resident may be given prior to move-in the name(s), phone number(s), and email(s) of his or her roommate(s) (and vice-versa). This disclosure is to enable the roommates to get acquainted and to arrange bringing common supplies to the Residence. Roommate changes may be requested for cause at any time. The Manager's first priority is to try to mediate any dispute between roommates. If a roommate change is required, roommates may be moved to different Suites (subject to availability within the Residence and to the Manager discretion), unless another agreement can be reached amongst all parties involved. Roommate assignments are subject to change without notice.

3.04 Suite Reassignment. The Manager may in its sole and unfettered discretion, relocate the Resident to another Suite upon 48 hours advance written notice. The Resident agrees to comply with the terms of any relocation notice and to remove and relocate the Resident's property to the Suite designated in the relocation notice. If the Resident does not remove and relocate the Resident's property as set out in the relocation notice, then the Manager may remove and relocate the Resident's property (whether or not the Resident is present at the time), at the Resident's expense, without further notice and without liability to the Manager for any damage to or loss of the Resident's property.

3.05 Deliveries and Solicitation. The Manager may control access to the Residence for deliveries. The Manager may allow reasonable access to political candidates or their representatives for the purpose of canvassing for support and delivering pamphlets.

3.06 Lost Keys, Lock Outs. The Resident will be responsible for the cost of replacing lost keys at a cost determined by the Manager, to a maximum of **\$20.00** per key. If the Resident is locked out of the Resident's Suite, the Resident will pay the Manager's then current fee for letting the Resident into the Suite.

4. RESIDENCE FACILITIES, MAINTENANCE AND SERVICES

4.01 Responsibility for Damages. Within 24 hours of taking possession of the Resident's assigned Suite, the Resident must complete an "Inspection Report", listing all damage to and deficiencies in the Suite and its furnishings, fixtures and equipment. The Resident must give the Manager prompt written notice of any accidents, damage or malfunctions of any kind to the Suite or its furnishings, fixtures and equipment. The Resident shall keep a copy of each such notice. (i) The Resident is individually liable for any damage to or deficiency in the Suite and its furnishings, fixtures and equipment, other than damage and deficiencies noted in the Inspection Report which are not repaired by the Manager. At all times during the Term, the Resident must maintain the Suite and its furnishings, fixtures and equipment to the same standard and condition as exists at the time possession of the Suite is given to the Resident (or if the Manager repairs any damage or deficiency noted in the Inspection Report, to the same standard and condition as exists after repairing that damage or deficiency), subject to normal wear and tear. (ii) The Resident and any other person sharing a Suite with the Resident are jointly and individually liable for any damage to or deficiency in the Suite and its furnishings, fixtures and equipment, other than damage and deficiencies noted in the Inspection Report which are not repaired by the Manager. At all times during the Term, the Resident(s) must maintain the Suite and its furnishings, fixtures and equipment to the same standard and condition as exists at the time possession of the Suite is given to the Resident (or if the Manager repairs any damage or deficiency noted in the Inspection Report, to the same standard and condition as exists after repairing that damage or deficiency), subject to normal wear and tear.

4.02 Liability of Resident. The Resident is liable for any damage to the building structure, fittings, fixtures, finishes, furniture and equipment comprising the Resident's Suite, except only if such damage is caused by the proven negligence of the Institution or the Manager. The Resident is liable for any damage to the building structure, fittings, finishes, furniture and equipment beyond the confines of the Resident's Suite should the damage arise from the negligence or wilful act of the Resident. The Manager and the Institution do not assume any responsibility for personal property that is lost, stolen or damaged from any cause. The Resident is required to obtain insurance to cover the above liabilities. Residence does not purchase such protection for personal property. The Resident must also take positive steps to ensure his/her safety by locking Suite doors, and ensuring that only authorized persons enter their Suite, room and/or the building.

4.03 Damages to Common Areas. Residents are responsible for taking all actions associated with good citizenship, including reporting information about damages and vandalism, and those allegedly responsible for causing the damage. All residents (including the "Resident") in common with each other are responsible for damage to any part of the interior or exterior common areas of the Residence caused by a person or persons unknown. Common areas include and are not limited to: the corridors, lounges, laundry rooms, stairwells, the exterior of Suite doors, parking lots and any other public areas of the Residence. All charges for damages to common areas in residence that cannot be traced to those directly responsible will be split equally among the occupants of the building, wing, floor, or section of the residence deemed fair and appropriate by the Manager.

4.04 Suite Entry. The Manager subscribes to the principle that Residents are entitled to enjoy a reasonable right to privacy in residence Suites. However, the Resident acknowledges that the Manager is entitled, without notice and without the Resident being present, to have authorized staff, the Institution's security services, emergency services, or the police enter the Suite at reasonable times under the following conditions: (a) to provide repair and maintenance services as detailed in **section 4.05** of this Agreement; (b) to provide housekeeping services as detailed in **section 4.06** of this Agreement; (c) to ensure the safety and security of the Resident and/or when there is reasonable cause to believe an emergency situation has arisen; (d) during the Winter Break to provide routine maintenance; (e) when there is reasonable cause to believe that terms of this Agreement are, and/or the law is being violated. Authorized staff is supplied with a uniform and identification that is visible at all times.

4.05 Maintenance by the Manager. Throughout the Term the Manager will inspect, maintain, repair and replace elements of the Residence in order to keep the Residence in a good condition and state of repair, complying with health, safety and fire standards required by law. This includes, but is not limited to, inspecting and testing fire safety equipment, major appliances, electrical, bathroom fixtures and plumbing.

4.06 Housekeeping Service and Cleanliness. Housekeeping Service will be provided to clean only the kitchenette and washroom areas of the Suite on a regularly scheduled basis as posted by the Manager. This Housekeeping Service is not optional. Residents must ensure that all counters and sinks are clear of any dishes, appliances, or any other personal items. As part of the Housekeeping Service, the Suite will be inspected. Should the Suite be found in an unhygienic state, the Resident(s) will be given 24 hours to return it to a proper state, or it will be cleaned at the discretion of the Manager with a minimum charge of **\$25.00** per Resident per infraction. The Resident shall, at all times during the Term, keep all parts of the Suite clean, including and not limited to: floor coverings, doors, walls, ceilings, kitchenette appliances, counters, cupboards, faucets, sinks, furniture, glass, window frames, and other furnishings. Vacuums, brooms, and mops may be signed out at the front desk, subject to availability.

4.07 Limitation on Liability of Manager. Unless arising as a result of their gross negligence, the Manager and the Institution shall not be liable to the Resident for any loss or damage, however caused, to the property of the Resident or to the property of the Resident's guest(s) while in the Residence or on the lands on which the Residence is situated. Without limiting the generality of the foregoing, such property includes and is not limited to, vehicles and their contents and damage includes and is not limited to; damage caused by the failure of the plumbing or heating system or any other building system, defects in the structure of the Building, water or snow penetration, exterior weather conditions, damage arising from any cause beyond the control of the Manager or Institution, and any damage or injury arising from the activities of employees, contractors or agents of the Manager and the Institution.

4.08 Heating of Suite. Throughout the Term, the Manager will provide a heating system sufficient to provide a comfortable temperature in the Suite and will operate, maintain and repair that heating system. During any period in which the heating system is not functioning to the standards set out above, the Manager will use commercially reasonable efforts, after receiving notice of the deficiency, to have the system repaired and functioning as soon as may be possible in the circumstances. In no event however, is the Manager liable to the Resident for any consequential illness or discomfort and the Manager shall not be deemed to be in default of its obligations under this Agreement, so long as it is using commercially reasonable efforts to have the system repaired.

4.09 Prohibited Items. Halogen and similar lamps are prohibited. Only refrigeration appliances supplied with the Suite are to be used. No others are to be brought into the Suite. Open hot plates, deep fryers, indoor barbecues, fondues and the like are prohibited. Irons, toaster ovens, coffee makers, electric kettles protected by automatic "shut off" may be used. Each resident must identify and register their appliances with the front desk. In order for appliances to be approved for use in the Residence, they must bear a visible serial number and a CSA or UL identification tag. Appliances found in suites that have not been registered at the front desk and/or do not bear a CSA or UL identification tag will be removed by the Manager at the Resident's expense, without liability to the Manager for spoilage or damage to the appliance removed.

4.10 Cable Television, Telephone & Internet Services. Telephones provided in the Suite are for the Resident's use for local calling only. Long Distance calling may be done only through the use of a prepaid phone card, the designated long distance plan endorsed by the Manager or by charges made to a third party number. Neither the Institution nor the Manager guarantees the immediate availability of telephone service or cable television facilities. If the Resident wants additional cable television, telephone or internet service above and beyond those provided as "standard" in the Residence, the Resident must submit full details to and request and obtain the prior written approval of the Manager and Institution. With respect to Internet Services, the Institution may at its discretion only allow either the standard provided service or the approved alternate service and not both at the same time (Residents will need to complete the Institution's standard forms issued by their IT department). Cutting of wiring and boring of holes is not permitted. Any unauthorized services or equipment may be removed by the Manager, at the Resident's expense, without notice or liability. All Residents are subject to the Institution's and/or Service Provider's current Internet, cable television and telephone enrolment and usage policies.

4.11 No Moving of Supplied Furnishings. All furnishings and equipment supplied with the Suite shall remain in the Suite for the duration of the Term. All furnishings, if rearranged, must be returned to their original position found at the commencement of the Term. No common area furniture is to be moved into the Suite.

4.12 No Removal or Substitution. The Resident may not remove, alter or change any property in the Suite which is provided on occupancy or at any other time during the Term, including and not limited to; furnishings, fixtures, equipment, television sets, appliances, window screens, floor coverings and linens. The Resident shall use all such items only for their intended purpose.

4.13 No Renovation or Installation. The alteration or renovation of the Residence facilities, furniture, fixtures, or equipment supplied in the Suite is not permitted. The lock(s) provided by the Manager are the only locks to be used to secure the door to the Suite. No other locks may be installed by the Resident and the Resident may not change the keying of the lock(s) which are provided. Unauthorized changes to temperature settings or duct or diffuser settings in the Suite, and any attempt to make changes to the heating system in the Suite are prohibited. The Resident may not install any electrical equipment which will overload the capacity of a circuit. Altering or otherwise tampering with electrical systems is prohibited. The Resident may not install furnishings or equipment of any kind (including and not limited to; shelving, light fixtures, audio or visual equipment, satellite dishes and radio or television antenna(e)), without the prior written consent of the Manager. If any such furnishing or equipment is installed without the Manager's consent, the Resident will immediately remove it after notice from the Manager, failing which the Manager may remove the furnishing or equipment at the expense of the Resident without further notice and without liability to the Resident for any damage to the furnishing or equipment so removed. The Resident is responsible to pay the costs of repairing all damage to the Suite or Residence caused by the installation and removal of any furnishing or equipment installed by the Resident, whether installed with or without the Manager's consent. The Resident also is liable for any damage to property of others and for any injury to or death of any person caused by the installation, existence or removal of any furnishing or equipment installed by the Resident, whether installed with or without the Manager's consent.

4.14 Decorations. The only acceptable form of affixing items to walls is the use of white sticky tack or 3M Command Strips. Spikes, hooks, screws, tacks, nails or any permanent adhesion type tape shall not be put into or on the walls or woodwork, ceilings, furnishings, doors or windows of any part of the Residence. Residents may not decorate the outside of their suite door unless for special occasions approved by the Manager. Strings of indoor lights should not be in direct contact with any flammable materials and should not be left on while the suite is unattended.

5. ROLE OF THE PRIMARY AND SECONDARY CONTACTS

5.01 Primary and Secondary Contact(s). The Resident, in executing this Agreement, is required to identify a “Primary Contact” and a “Secondary Contact”. It is strongly recommended that these contacts are parents or legal guardians of the Resident. The Primary Contact serves as the individual that is contacted by the Manager if concerns or problems arise with the Resident, as detailed in **section 5.02** below. If the Primary Contact is not available, the Secondary Contact will be contacted. Once the Residence is provided with this contact information, the Manager will notify the Primary and Secondary contacts, via the supplied e-mail, that they have been identified as Primary/Secondary Contacts for the Resident. This e-mail will outline the role and responsibility of the Primary/Secondary Contact and provide the Primary/Secondary Contacts with the opportunity to opt-out of this role.

5.02 Consent to Contact Primary and Secondary Contact(s). In most circumstances, Residents will be treated without reference to their parents, guardians or primary/secondary contacts; however, the Manager or the Institution may contact the Primary or Secondary Contact at any time and for any purpose, including, without limitation, to advise the them of (i) any accident or injury to the Resident, (ii) any default by the Resident under this Agreement, or (iii) any situation where the Resident may cause harm to himself or herself or to another, or (iv) if the Resident is placed on Residence Probation or issued any behavioural contract or Eviction by the Manager. The Manager or the Institution may disclose the Resident’s personal information in such communications, and the Resident hereby consents to this disclosure.

6. FREEDOM OF INFORMATION

6.01 Freedom of Information. “I consent to the Manager and the Institution collecting and disclosing to each other personal information about me concerning any misconduct or alleged misconduct by me, or any misconduct of others reported or witnessed by me, for the purpose of the Manager and the Institution using that personal information to administer their respective rules of conduct and disciplinary proceedings. Such information includes, and is not limited to, my grades in school, my academic status, any alleged misconduct by me, my response to such an allegation, the substance and status of any disciplinary proceedings and the penalty, if any, imposed. Personal information includes, and is not limited to the Institution confirming to the Manager, my status as a full time student, academic status, federal loan status, and provincial loan status for the purpose of suite allocation. Personal information also includes, but is not limited to access my official Institution identification number and photograph in order to verify my identity for the facilitation of services and for investigations that are being conducted by the Manager or the Institution.” For the purposes of this consent, the Manager and the Institution include their officers, employees and security contractors who have a reasonable interest in receiving the personal information.

6.02 Activity Waiver. On an on-going basis, the Institution and/or the Manager arranges a number of social, sporting and other activities for residents of the Residence, both in the Residence building and at other on-campus and off-campus locations (individually, an “Activity” and collectively, the “Activities”). Activities may have inherent risks associated with participation in them. Participation in all Activities is completely voluntary and the Resident may elect not to participate in any Activity. The Resident specifically acknowledges that in the event that the Resident elects to participate in any Activity, (i) the Resident is warned that participation in the Activity may involve certain inherent risks, including, without limitation, risks of physical injury, (ii) the Resident has voluntarily elected to participate in the Activity notwithstanding those risks. The Resident acknowledges and assumes all risks of personal injury and all other hazards (i) arising from or related in any way to participation in an Activity, (ii) arising or resulting from any cause whatsoever (including risks inherent in the Activity and negligence), and (iii) whether occurring prior to, during or after the Activity and the Resident agrees that the Institution and the Manager and each of their respective officers, directors, shareholders, employees and agents (as applicable) are expressly released and forever discharged by the Resident from all claims of any nature or kind whatsoever (i) arising from or relating to the Resident’s participation in an Activity, (ii) arising or resulting from any cause whatsoever (including risks inherent in the Activity and negligence), and (iii) whether occurring prior to, during or after the Activity.

6.03 Photograph Waiver. The Resident grants permission to the Institution and/or the Manager to use photographs or videotapes taken of the Resident in or about the Residence for use (i) in advertising, direct mail, brochures, newsletters and magazines relating to the Institution, the Manager or the Residence, (ii) in electronic versions of the same publications or on web sites or other electronic form or media relating to the Institution, the Manager or the Residence, and (iii) on display boards within the Residence or the Institution, all without notification. The Resident waives any right to inspect or approve any finished photograph or videotape or any electronic matter that may be used in conjunction with a photograph or videotape now or in the future and waives any right to royalties or other compensation arising from or related to the use of any such photograph, videotape or electronic matter.

7. RULES AND REGULATIONS

7.01 Residence Community Living Standards. The Residence Community Living Standards (“RCLS”) forms a part of this Agreement. It details the rights, responsibilities and privileges of Residents as well as offenses, sanctions and the residence judicial process. Each resident is responsible for reading, understanding and adhering to the terms outlined within the RCLS. A current version of the RCLS can be viewed online at www.trurez.ca and/or in the current year’s handbook. The Manager and the Institution may amend the terms of the RCLS from time to time and may post the amendments in the Residence and/or Residence website.

7.02 Institution Standards. Residents are also responsible for reading, understanding and adhering to the academic and non-academic policies and procedures that have been established by the Institution, including the Code of Conduct and its penalties.

8. TERMINATION AND CANCELLATION

8.01 Termination by the Manager. This agreement may be terminated by the Manager if: (a) the Resident fails to check into their assigned Suite within five (5) days of the first day of the First or Second Semester; (b) the Resident abandons their Suite as detailed in **section 8.03** of this Agreement; (c) the Resident ceases to be a full-time student of the Institution; (d) the Resident decides not to accept the Suite they were assigned, or any alternate Suites offered to them during the course of this Agreement; or (e) the Resident violates any of the terms of this Agreement, including violations of the Residence Community Living Standards or Institution Standards. The Manager may notify the Primary or Secondary Contact by phone or e-mail of the termination of the Resident’s residency at the same time, if possible, as written Notice of Termination of Residency is delivered to the Resident. If the Resident is unavailable to receive service of the notice in person, then delivery of the notice to the Resident’s Suite shall be deemed proper service and delivery. The Resident will be allowed 24 hours from the date and time of delivery of the Notice of Termination of Residency to fully vacate and remove all personal belongings from the Residence.

8.02 Termination or Cancellation by the Resident. If the Resident wishes to terminate this Agreement, the Resident must notify the Manager in writing by mail, fax, or e-mail. To cancel this Agreement, the Resident is expected to demonstrate that they are no longer enrolled in classes at the Institution or provide evidence of exceptional circumstances beyond his/her control. Please note that the Residence operates independently from the Institution and if the Resident cancels their application or enrolment at the Institution, they will also need to cancel their Residence application. Refunds will be issued by the Manager as detailed in **section 8.06**.

8.03 Abandonment. If the Resident vacates the Suite prior to the expiry of the Term without the Manager’s prior agreement, the Suite will be deemed abandoned by the Resident. In that event, the Manager may (i) repossess the Suite without liability to the Manager, and (ii) enter into an agreement for the occupancy of the Suite with a third party.

8.04 Termination Procedures. Upon the termination of the privileges of this Agreement, the Resident shall, forthwith vacate the Suite within the time frame given, and deliver to the Manager vacant possession of the Suite together with all of the furnishings, fixtures, appliances and telephones of the Residence, and the furnishings and fixtures shall be in good condition, with reasonable wear and tear excepted. The Resident will follow the Move-out Procedures explained in **section 3.02** of this Agreement and all additional directions communicated by the Manager.

8.05 Failure to Vacate. If the Resident does not vacate the Residence on the expiry or early termination of this Agreement, (i) the Resident is liable for any financial loss sustained or incurred by the Institution or the Manager, and (ii) the Manager may remove the property of the Resident from the Suite (whether or not the Resident is present at the time), and place the property in temporary storage in a location in the Residence of the Manager’s choice, at the Resident’s expense, without notice to the Resident and without liability to the Manager for any damage to or loss of the Resident’s property.

8.06 Refund Procedures. Upon the termination of this Agreement by the Resident, the Resident may be entitled to a partial refund of the Deposit and Residence Fees, without interest, within eight (8) weeks of the Resident vacating the Residence. The refund will be in the form of a cheque mailed to the Resident's permanent address on file. Residence Fees, Cancellation Fees and Refunds will be calculated on a pro-rated daily basis. Deposits are refunded less any outstanding charges and Administration Fees. Refunds are issued based on the following:

8.06 (a) Academic Year (and Fall only) Applications/Agreements (Detailed in Table 5)

- (i) If the Resident's written cancellation request is received by the Residence Manager prior to **June 30 (Deadline 1)**, whether the Resident has been accepted into Residence or not, the Resident will receive a full refund of the Deposit and any Residence Fees paid to date.
- (ii) If the Resident has been accepted into Residence and the Residence Manager receives the Resident's written cancellation request after **June 30 (Deadline 1)** but before **August 1 (Deadline 2)**, then the Resident's Deposit will be forfeited.
- (iii) If the Resident is on the wait list for Residence and the Residence Manager receives a written cancellation request before the Resident is accepted to Residence, then the Resident will be refunded the full Deposit.
- (iv) If the Resident is on the wait list and a space becomes available after **June 30 (Deadline 1)**, the Resident will be offered a space in Residence and asked to confirm the status of the Resident's Residence acceptance within 24 hours. After confirmation to the Residence, all regular cancellation policies and payment deadlines apply.
- (v) If the Resident has been accepted into Residence and the Residence Manager receives the Resident's written cancellation request after **August 1 (Deadline 2)**, but before the first day of the Term (**Deadline 3**), then the Resident will be charged a late cancellation fee. The cancellation fee will be equivalent to **45 days** of Residence Fees. The Deposit will be refunded less any damages, charges or money owing to the Residence.
- (vi) If the Residence Manager receives the Resident's written cancellation request after the first day of the Term (**Deadline 3**) and before **November 6 (Deadline 4)**, then the Resident will be charged for **each day they occupy a Residence Suite plus a cancellation fee**. The Resident must complete all Move-out Procedures detailed in **section 3.02** before cancellation fees and refunds will be assessed and issued. The cancellation fee will be equivalent to **60 days** of Residence Fees. The Deposit will be refunded less any damages, charges or money owing to the Residence.
- (vii) If the Residence Manager receives the Resident's written cancellation request after **November 6 (Deadline 5)**, then the Resident will be charged for **each day they occupy a Residence Suite plus a cancellation fee**. The Resident must complete all Move-out Procedures detailed in **section 3.02** before cancellation fees and refunds will be assessed and issued. The cancellation fee will be equivalent to **90 days** of Residence Fees. The Deposit will be refunded less any damages, charges or money owing to the Residence.

8.06 (b) Winter and Summer Applications/Agreements (Detailed in Table 5)

- (i) If the Resident's written cancellation request is received by the Residence Manager prior to **Deadline 1**, whether the Resident has been accepted into Residence or not, the Resident will receive a full refund of the Resident's Deposit and any Residence Fees paid to date.
- (ii) If the Resident is on the wait list for Residence and the Residence Manager receives a written cancellation request before the Resident is accepted to Residence, then the Resident will be refunded the full Deposit.
- (iii) If the Resident is on the wait list and a space becomes available, the Resident will be offered a space in Residence and asked to confirm the status of the Resident's Residence acceptance within 24 hours. After confirmation to the Residence, all regular cancellation policies and payment deadlines apply.
- (iv) If the Resident has been accepted into Residence and the Residence Manager receives the Resident's written cancellation request after **Deadline 1**, but before the first day of the Term (**Deadline 2**), then the Resident will be charged a late cancellation fee. The cancellation fee will be equivalent to **45 days** of Residence Fees. The Deposit will be refunded less any damages, charges or money owing to the Residence.
- (v) If the Resident has been accepted into Residence and the Residence Manager receives the Resident's written cancellation request after the first day of the term (**Deadline 3**) then the Resident will be charged for **each day they occupy a Residence Suite plus a cancellation fee**. The cancellation fee will be equivalent to **60 days** of Residence Fees. The Deposit will be refunded less any damages, charges or money owing to the Residence.

TABLE 5: Refunds, Cancellation Fees, and Deadlines						
Terms		Deadline 1	Deadline 2	Deadline 3	Deadline 4	Deadline 5
Academic Year (and Fall only) Application & Agreements	Date	After Application Before June 30	After June 30 Before August 1	After August 1 Before Move-In Day	After Move-In Day Before November 6	After November 6
	Fee	Full refund of Deposit and Residence Fees.	Forfeit Deposit.	Deposit and Residence Fees refunded. Cancellation Fee equivalent to 45 days of Residence Fees.	Charged for each day they occupy a Residence Suite plus a cancellation fee equivalent to 60 days of Residence Fees.	Charged for each day they occupy a Residence Suite plus a cancellation fee equivalent to 90 days of Residence Fees.
Winter Applications & Agreements	Date	After Application Before December 3	After December 3 Before Move-In Day	After Move-In Day		
	Fee	Full refund of Deposit and Residence Fees.	Deposit and Residence Fees refunded. Cancellation Fee equivalent to 45 days of Residence Fees.	Charged for each day they occupy a Residence Suite plus a cancellation fee equivalent to 60 days of Residence Fees.		
Summer Applications & Agreements	Date	After Application Before April 15	After April 15 Before Move-In Day	After Move-In Day		
	Fee	Full refund of Deposit and Residence Fees.	Deposit and Residence Fees refunded. Cancellation Fee equivalent to 45 days of Residence Fees.	Charged for each day they occupy a Residence Suite plus a cancellation fee equivalent to 60 days of Residence Fees.		

8.07 Payment after Notice of Termination. The Manager's acceptance of any payment of arrears or of any other payment for the use or occupation of the Suite, after delivery of a notice terminating this agreement to the Resident, does not operate as waiver of a notice of termination, nor reinstatement of this Agreement.

8.08 Binding Effect. Each reference in this Agreement to the Manager, the Institution, and the Resident includes their respective heirs, estate trustees, legal representatives, successors and assigns, as applicable.

INSTRUCTIONS

The Student Resident must complete Section A, B, and C. The Resident is also advised to provide a copy of this agreement to the individuals identified as the Primary and Secondary Contacts below. This document is a legal contract. It cannot be marked or altered. Any such changes will render it void. Please fully complete this form using blue or black ink.

A. THE STUDENT RESIDENT MUST FILL OUT THE FOLLOWING INFORMATION: (PERMANENT HOME ADDRESS)

Surname _____ First Name _____ Initial _____
Street Address _____ Apt/Unit _____
City _____ Province _____ Country _____ Postal/Zip Code _____
Home Phone Number _____ (_____) _____ - _____ Mobile Number _____ (_____) _____ - _____
country code area code country code area code
Email _____

The resident acknowledges that they have read, understand and will comply with all sections of this Agreement.

Signature of Resident _____ Date _____ / _____ / _____
MM DD YY

B. PRIMARY CONTACT (SEE SECTION 5 FOR DETAILS)

Surname _____ First Name _____ Initial _____
Street Address _____ Apt/Unit _____
City _____ Province _____ Country _____ Postal/Zip Code _____
Home Phone Number _____ (_____) _____ - _____ Mobile Phone Number _____ (_____) _____ - _____
country code area code country code area code
Email _____
Relationship to Resident _____

C. SECONDARY CONTACT (SEE SECTION 5 FOR DETAILS)

Surname _____ First Name _____ Initial _____
Street Address _____ Apt/Unit _____
City _____ Province _____ Country _____ Postal/Zip Code _____
Home Phone Number _____ (_____) _____ - _____ Mobile Phone Number _____ (_____) _____ - _____
country code area code country code area code
Email _____
Relationship to Resident _____

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

This collection of personal information is authorized by the Thompson Rivers University Act. The principal purpose of the collection is to administer this Agreement and payment obligations arising under this Agreement. Questions about this collection may be directed to Residence Manager, Thompson Rivers University Residence, Bag 7000 - 900 McGill Road, Kamloops, BC, V2C 6E1, 250-828-8999.

OFFICE USE ONLY

Accepted by the Manager, Campus Living Centres Inc.

Signature of Residence Manager _____ Date _____ / _____ / _____
MM DD YY