

# DALHOUSIE RESIDENCE AGREEMENT

**NOTE: This Residence Agreement contains provisions that create obligations for you and impose financial and other penalties should you fail to meet your obligations. Please read this Agreement carefully before signing.**

THIS AGREEMENT made \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.  
BETWEEN: DALHOUSIE UNIVERSITY (hereafter called the "UNIVERSITY") OF THE FIRST PART

- and -

\_\_\_\_\_  
(Hereafter called the "STUDENT") OF THE SECOND PART

WITNESSETH that in consideration of the mutual covenants contained herein the parties agree as follows:

## Premises

1. The University agrees:

- (a) that the Student may use and occupy an assigned residence room, which room will be assigned to the Student by the University and which may be changed from time to time by agreement in writing between the University and the Student (the "premises"); and
- (b) to provide meals, as contracted for by the Student, to the Student, for the period outlined below if assigned to traditional housing.

First-year undergraduate students are entitled to occupy their rooms after 9:00 a.m., Saturday, September 4, 2021. Returning, graduate, and transfer students are entitled to occupy their rooms after 9:00 a.m., Monday, September 6, 2021. The Residence closes at term end in December and April immediately after the last examination scheduled in the regular Arts and Social Sciences/Science timetable. **In all cases, the Student must vacate the Residence within 24 hours of their final examination in each academic term.**

## Residence Fee

2. The Student agrees to pay to the University the appropriate Residence rate, as outlined in the 2021-2022 Residence Rates sheet. Accounts are payable in full at check-in, or in two instalments, the first term to be paid on or before September 17, 2021, and the second term to be paid on or before January 14, 2022. Residence payments shall be made on-line or in-person through the Student Accounts Office in the Henry Hicks Academic Administration Building on the Studley Campus, or at the Student Accounts Office on the Agriculture Campus.

## Student Status

3. The Student acknowledges and agrees that they are entitled to occupy the premises only so long as they are enrolled as a full-time student in good standing at the University. In the event that the Student ceases to be a full-time student in good standing, they shall vacate the premises within twenty-four (24) hours of the date upon which they ceased to hold such status, unless alternate arrangements are approved in writing by the University. **The Student acknowledges that staff at the University will access the University's student records system from time to time to verify the academic status of the Student.**

## Student Covenants

4. The Student covenants with the University that they:

- (a) shall pay all residence fees promptly when due;
- (b) shall not use the premises or permit them to be used otherwise than as residential accommodation. In particular, and without limiting the generality of the foregoing, the premises shall not be used as a school for the giving of instruction, or for any profession, trade or business unless previously authorized in writing by the University;
- (c) shall not permit the premises to be occupied by any person or persons other than those registered with the Residence Office or as otherwise authorized in writing by the University;
- (d) shall be responsible for the ordinary cleanliness of the premises;
- (e) shall not keep or allow in the premises any bird, fish or animal or any pet of any kind without the prior written consent of the University;
- (f) shall not make any alterations or additions, or change in any way the premises without the prior written consent of the University;
- (g) shall notify the University immediately of any damage to the premises during the period of the Agreement and also of any accidents to and defects in the appliances provided by the University;
- (h) acknowledges and agrees that authorized personnel or agents of the University are entitled to enter the premises at any time for reasons considered appropriate or necessary for the University including, but not limited to, reasons of health, safety or general welfare, or to make necessary repairs to the premises, or to inspect the premises for suspected breaches of any applicable rules or regulations of the University. Students are advised that the premises may also be inspected during each vacation period.
- (i) shall be responsible for the actions and conduct of their guests and for any damage caused by the Student or by any person whom they permits on the premises. Students are particularly advised that serious violations of the rules and regulations by their guests may result in the eviction of the Student.
- (j) shall not assign the premises or any part thereof;
- (k) shall leave the premises, and its contents, in the same condition as when they took possession, reasonable wear and tear excepted;
- (l) shall not permit to be possessed, stored, or in any other way held or used on the premises halogen lamps, any firearm, or any burning fluid, including but not limited to the following: candles, incense, potpourri pots, oil burning lamps, chemical oils, gunpowder, or any other explosive, flammable, dangerous, offensive or illegal substance or thing except those things of normal use and fire tested;
- (m) shall not do or permit to be done any act or thing which may make void or voidable any insurance of the University upon the building or the contents;
- (n) shall observe and abide by the rules and regulations contained in the University Calendar, the Residence Handbook, the Residence Code of Conduct, posted on the Residence website and posted in the common areas of the building in which the premises are located, along with all such variations, modifications and additions to such rules and regulations as the University may make from time to time whether before or after the date of this Agreement. The Student agrees that such rules and regulations form part of this Agreement and are binding on the parties as if they were incorporated herein. Notice of such rules and regulations shall be deemed to have been given to the Student upon approval of the rule or regulation by the University. The Student further agrees that their family, guests and visitors will duly observe all such rules and regulations.
- (o) shall comply with all by-laws of the municipality where the student resides (i.e. Halifax Regional Municipality, or the Village of Bible Hill and the County of Colchester);
- (p) acknowledges and accepts the inherent risk of exposure to COVID-19 that exists in shared living premises and agrees to comply with all public health directives and University directives related to COVID-19, including all requirements for self-isolation or self-quarantine and social distancing; and
- (q) shall indemnify the University from all liabilities, fines, suits, claims, demands, and actions for which the University shall or may become liable by reason of any breach, violation, or non-performance by the Student of any covenant, term or provision of this Agreement, or by reason of a death or injury or damage resulting from, occasioned to or suffered by any person or any property by reason of the act, neglect or default on the part of the Student or their family or guests.

## Entry Doors

5. The Student shall not during occupancy by the Student alter or change or cause to be altered the lock or locking system on any door that gives entry to the premises.

## Internet/TV/Telephone

6. Please refer to the Residence Handbook under the Residence Community Living Guide for information on Entertainment/Internet/Wi-Fi Access/Telephones.

## Damage to Premises

7. If during the term of this Agreement the premises, or the building in which the premises are situated, shall be damaged or destroyed by fire, the elements, unavoidable accident or other casualty so as to render the premises or the building unfit for habitation, and if the premises or the building shall be incapable of being rebuilt or repaired with reasonable diligence within two weeks of the happening of such destruction or damage, and provided that the University is unable to provide the Student with reasonable alternate accommodation, then the University or the Student may, at its or their option, terminate this Agreement by giving notice in writing to the other within seven (7) days of such destruction or damage, and upon such notice being given to the University or received by the Student, the residence fees shall be apportioned and payable by the Student only to the date of such damage or destruction, and any such fees which have been paid in respect of the period subsequent to the date of such destruction or damage shall be refunded to the Student. If within the said period of seven (7) days neither party shall have given notice terminating this Agreement as aforesaid, or if within such period the parties shall have

agreed not to give such notice, then the University shall with all reasonable speed rebuild or repair the premises and the residence fees shall abate from the date of such destruction or damage until the premises or the building have been rebuilt or repaired, or where residence fees have been paid in advance the portion attributable to that period shall be refunded, unless the Student has been accommodated in alternate University housing.

**Liability**

8. The University shall not be liable for loss, or damage to, or theft of personal belongings. **Students are advised to carry adequate personal insurance to cover loss or damage to their belongings.** Except in the case of negligence on the part of the University or its employees, the University is not responsible for any kind of injury, damage or loss suffered by the Student, their guests or invitees while they are in or about the premises, building in which the premises are located or on University property.

**Late Payment of Residence Fees**

9. If any payment of residence fees is not received by the University by the payment dates set out in the University Calendar, interest at a monthly rate as set by the University, which interest rates are posted at [www.dal.ca/admissions/money\\_matters/payment\\_due\\_dates/late\\_fees.html](http://www.dal.ca/admissions/money_matters/payment_due_dates/late_fees.html), will be charged and the total sum shall become immediately due and payable to the University. Failure to pay residence fees, charges, or fines, may result in the denial of University privileges including but not limited to access to transcripts and records of attendance, Dalplex, Langille Athletic Centre and the libraries, or termination of this residence agreement.

**Termination**

10. **The Agreement covers the current regular academic session of the University, as that term is defined in the University Calendar (i.e. the Fall and Winter terms).**

(a) Each Student is expected to remain in residence for the full Term of the Agreement as stated in Section 1 above unless they graduates, undertakes a co-op placement or practicum required for academic purposes outside the Halifax metro or Truro area, withdraws from the University or is unable to continue in residence for other reasons acceptable to the University. The University shall have sole discretion in determining what constitutes valid grounds for early withdrawal from residence. It is the Student's responsibility to notify the residence office as soon as possible that they will not be remaining in residence for the full academic year. Except in the above circumstances, no refunds of residence fees will be made. In all cases of approved early withdrawal from residence the Student will be charged for the time they occupied the residence room.

(b) The Student may terminate this agreement upon seven (7) days notice in writing, or by consent in writing of the University, where the University is in breach of any of the covenants, agreements or provisions contained herein;

(c) The University may terminate the agreement by giving thirty (30) days notice in writing to the Student of its intention to terminate, provided that the University may immediately terminate the agreement and re-enter the premises:

(i) If any instalment of the residence fees or any part thereof is in arrears or unpaid for seven (7) days whether formally demanded or not;

(ii) If the Student breaches any of the covenants, provisions, rules or regulations contained in, or incorporated as part of, this agreement.

**Force Majeure**

11. Whenever and to the extent that the University shall be unable to fulfil, or shall be delayed or restricted in fulfilling its obligations under this Agreement in respect of the supply or provision of any heating, service or utility or by the doing of any work or the making of any repairs or by any cause beyond its control, the University shall be relieved from the fulfillment of its obligation during the period in which it is unable to fulfil or is delayed or restricted in fulfilling the obligation. It is understood and agreed that if the heating, water or other service, equipment or furniture provided by the University becomes damaged or destroyed, the University shall have a reasonable time in which to repair or replace same.

12. Whenever and to the extent that the University shall be unable to fulfill, or shall be delayed or restricted in fulfilling its obligations under this Agreement due to COVID-19, the ongoing response to COVID-19 by any and all levels of government ("Government Response"), or the ongoing response to COVID-19 by the University (which may differ from governmental response), the University shall be relieved from the fulfillment of its obligation during the period in which it is unable to fulfill or is delayed or restricted in the obligation.

13. The University and the Student acknowledge that certain modifications to room assignments, residence premises, and residence generally may be required from time to time to enable compliance with (i) social distancing requirements, and/or (iii) other restrictions in force resulting from the Government Response or the University's response, or specific direction from public health officials. The University shall, so far as practicable, use reasonable efforts to minimize and mitigate the extent, effect and period of any such delay or non-performance. The Student, in turn, agrees to fully cooperate with the University when such modifications are deemed necessary by the University.

**Condonation of Breach Not a Waiver**

14. Any excusing, condoning, or overlooking by the University of any default, breach or non-observance by a Student at any time of any covenant, condition or regulation of this Agreement shall not operate as a waiver of the University's rights under this Agreement in respect of subsequent defaults, breaches or non-observances of terms of this Agreement, and shall not defeat or affect in any way the University's rights in respect of any such subsequent default or breach.

**Headings**

15. Headings contained in this Agreement are inserted only as a matter of convenience and in no way define, limit or extend the scope or intent of this Agreement or any provision of it.

THIS AGREEMENT shall endure to the benefit of and be binding upon the parties hereto, their heirs, executors, administrators, successors and permitted assigns, respectively, and if there is more than one student resident in the premises, each covenant shall be deemed to be joint and several.

IN WITNESS WHEREOF the parties have caused this Agreement to be executed the day and year first above written.

X \_\_\_\_\_  
Student

DALHOUSIE UNIVERSITY, by its  
duly authorized representative

X \_\_\_\_\_  
PARENT or GUARDIAN (where, Student  
is under 19 years of age)

X \_\_\_\_\_  
DALHOUSIE UNIVERSITY

**PLEASE READ CAREFULLY:**

I acknowledge that I have been given the opportunity to read this Agreement. I understand and agree that the Agreement affects my rights and obligations as a student at Dalhousie University and I agree to be bound by all the terms, conditions, rules and regulations stated or incorporated by reference herein.

X \_\_\_\_\_  
Date

X \_\_\_\_\_  
Student