



Metropolitan Toronto Condominium Corporation (Number 964)

MULTIPURPOSE PARTY ROOM REQUEST FORM

THIS AGREEMENT made this _____ day of _____ 20 _____

Between

The Jockey Club

(Hereinafter collectively called "The Corporation") of the first part

-And-

(Called the "Resident(s)" of the second part

Witnesseth that in consideration of monies, covenants and agreements hereinafter reserved and contained on the part of the Resident to be paid, observed, and performed, the corporation has agreed that the residents may use the Multipurpose Party Room located at: 21 Overlea Blvd. Toronto, Ontario.

On the following date and time:

(Date) _____ from (hours) _____ to (hours) _____

For the purpose of: _____

TERMS AND CONDITIONS:

1. I understand and agree that the Resident(s) must be in attendance at all times while the rental is in progress.
The hours of rentals are between 10:00 am -10:30 pm. The Resident must clean up Multipurpose Party Room and vacate the premises by **11:00 p.m.** in accordance with the City's Noise By-laws.
2. I understand and agree that, in accordance with the **Ontario Fire Code**, a maximum of **30 persons** may be present in the Multipurpose Party Room at one time.
The doors to the room shall remain closed except when people are arriving or leaving. All exits must remain unobstructed at all times. **Smoking is strictly prohibited** in the Multipurpose Party Room and on the adjacent exterior terrace.
3. To finalize and secure your booking, Management must receive: 2 cheques;
(1) Security deposit \$ 300.00
(1) Rental fee \$150.00
Both cheques are to be made payable to **MTCC 964**.
Payment must be made by **certified cheque or money order**. **Cash will not be accepted.**
4. It is understood that the security deposit is a *deposit only* and that the Resident(s) is responsible for any damages or costs exceeding that amount.

INDEMNITY OF THE CORPORATION

Persons or committees using the facilities and common element areas shall indemnify and save harmless the Corporation, its officers and employees, and Nadlan-Harris Property Management Inc. from any and all damages, losses, expenses, actions, liabilities, and from all claims and demands arising out of the misuse of facilities, or from any damage or injuries to persons or property from any cause whatsoever, in or about or in any way connected with the property.

Such persons or committees shall also defend, at their own expense, any and all suits which may be brought against the Corporation, its officers or employees, or Nadlan-Harris Property Management Inc. in respect of any such claim or demand, and shall pay all costs of any judgment, fines, or penalties that may be rendered against the Corporation, its officers, or employees on account thereof.

The Corporation covenants and agrees with the Resident(s) as follows:

- a)** To allow the unhampered use of the Multipurpose/Party Room, unless such use becomes a nuisance to other resident(s) in the complex, or is deemed by the Manager, Board of Directors, or any official acting on their behalf to be a contravention of any insurance policy held by the Corporation, or if the situation is considered disorderly or dangerous in any way.
- b)** The Corporation will inspect the area prior to and following its use by the Resident(s).

In addition, the Corporation reserves the right, under the By-laws and Rules of the Corporation, to cancel this agreement at any time should the Resident(s) be in breach of these regulations. Excessive noise shall be deemed to include any activity that disturbs the peace and quiet of other residents within the complex.

Dated on this _____ day of _____ 20_____

Signature of Applicant

Signature of Management

Unit No.

Address

Telephone No.

SCHEDULE "A"

MULTIPURPOSE PARTY ROOM AGREEMENT (Resident(s) Copy)

- A.** These facilities are available for private use by Resident(s) of the Corporation only.
- B.** All functions shall not start prior to **10:00 a.m.** and must be terminated by **10:30 p.m.** Residents must clean and vacate the room by **11:00 p.m.** the same evening in accordance with the City's Noise By-laws.
- C.** No Resident(s) shall permit more than **30 persons** to be present in the Multipurpose Party Room at any time. This maximum capacity is pursuant to the requirements of the **City of Toronto Fire Department**.
- D.** The Resident(s) shall not permit noisy or rowdy behaviour in or adjacent to the Multipurpose Party Room, or any behaviour that may disturb the enjoyment of other residents, their families, or guests.
- E.** The use of these facilities is governed by the terms of the **Declaration**, and the Multipurpose Party Room may be used only by those parties and for such purposes as are contemplated within the **Declaration, By-laws, and Rules** of the Corporation.
- F.** All bookings shall be made with Management during regular business hours. Management may require such information as it deems reasonable, in its sole discretion, from any party applying for use of the room.
- G.** The room may **not** be rented to hold meetings. It is for **resident events only**, such as birthday parties, bridal showers, etc.
- H.** No decorations are permitted. **Absolutely no confetti** is allowed in or around the building.
- I.** Management shall request, and the applicant shall provide, all applicable fees as described in the application for use of the facilities. The applicant is responsible for collecting all loose garbage and leaving the Multipurpose Party Room in a clean and presentable condition. The room must be left as it was found — floors clean, kitchen tidy, and all areas free of debris. Garbage must be disposed of in the designated residential bins and **not left in the Multipurpose Party Room**. Cleanup must be completed by **11:00 p.m.** at the latest.
- J.** The applicant must provide the rental fee and security deposit, in the specified amounts, by **certified cheque or money order**. If the security deposit and fees are not received at least **one (1) week** prior to the reserved date, Management may cancel the reservation. Priority for the room will be given to the first applicant to submit a completed application and the required certified payments.
- K.** All necessary chairs, tables, dishes, and other supplies for the event must be provided by the Resident reserving the Multipurpose Party Room.
- L.** Property Management, or persons authorized by Property Management, shall have access to the Multipurpose Party Room at all times.
- M.** After any event held in the Multipurpose Party Room, the Manager or another representative of the Corporation shall inspect the room to determine whether any damage has occurred. The Resident(s) will be notified in writing of this determination. If no damage has occurred, the security/damage deposit will be refunded to the Resident(s). If damage or additional cleaning expenses are identified, the Resident(s) shall immediately reimburse the Corporation for any costs incurred by the Manager in excess of the security/damage deposit.
- N.** Under no circumstances shall liquor or any other alcoholic beverages be **sold**, whether for profit or otherwise, at any function held in the Multipurpose Party Room.
- O.** The Multipurpose Party Room may be used for **personal or recreational purposes only** and may not be used for business activities or personal financial gain.
- P.** No tickets of admission shall be sold for any event.
- Q.** The Resident(s) hosting the function must be in attendance at all times while the event is in progress.

PRE AND POST INSPECTION

Booking Date: _____
Pre-inspection Date: _____
Post-inspection Date: _____

Booking Time: _____
Time of Inspection: _____
Time of Inspection: _____

	Pre-inspection	Post-inspection
Area to Inspect	Details of findings	Details of findings
Cleanliness of room		
Kitchen Floor		
Kitchen Cabinets		
Counter Top & Chairs		
Refrigerator		
Microwave		
Dishwasher		
Sink		
Hardwood Flooring		
Wood Trim		
Wall		
Decorations		
Baseboards		
Party Room Furniture		
Windows/coverings		
Tables		
Chairs		
Garbage Bin		
TV & Remote		
Closet		
Washroom		
Oven		
Resident Signature		
Super / Security Signature		

Any damages or extra cleaning as a result of this party will be withdrawn from the deposit.

Residents Name: _____

Suite# _____

email: _____

Home# _____

Cell# _____



THE JOCKEY CLUB



NADLAN-HARRIS
PROPERTY MANAGEMENT INC.

www.nadlan-harris.com

As Agents for and on behalf of MTCC 964