CITY OF MAPLE RIDGE
RESIDENTIAL DWELLING UNIT
GOOD NEIGHBOUR AGREEMENT No. GNA xxxx

Regarding Property _____ (“Rental Property”)
Address

WHEREAS _____ (the “Residential Dwelling Unit Lessor”):
Print First & Last Name

1. Recognizes that the Residential Dwelling Unit Lessor has a civic responsibility to address the conduct of their tenants. _____ initial
2. Recognizes that the Residential Dwelling Unit Lessor has a responsibility within the community and agrees to work with the City and its departments to resolve all concerns. _____ initial
3. Recognizes their responsibility to reasonably prevent their tenants from conducting any noise, sound or activity which disturbs or tends to disturb the quiet, peace, rest, enjoyment, comfort or convenience of the neighbourhood or of persons in the vicinity as per Maple Ridge Noise Bylaw, as amended and Nuisance Bylaw, as amended. _____ initial
4. Recognizes that City Bylaws require that certain standards of maintenance apply to their property used for rental units, including but not limited to, Maple Ridge Unsightly Premises - Bylaw, as amended; Maple Ridge Rental Premises Standard of Maintenance Bylaw, as amended and Maple Ridge Zoning Bylaw, as amended. _____ initial
5. Recognizes that the use of the rental units as a Bed and Breakfast, a short-term rental, or vacation or tourist lodging is prohibited. _____ initial
6. Recognizes that one (1) on-site parking space must be provided for any secondary suite or detached garden suite on the property and used by the tenant occupying the secondary or detached garden suite. _____ initial

   6.1 Any vehicles parking on the street should be considerate of the neighbourhood and should not disrupt traffic flow or obstruct boulevards, driveways or neighbours property. _____ initial
7. Recognizes that non-compliance with City Bylaws or criminal activity may be brought to the attention of the Director of Bylaw and Licencing Services or City Council, and may trigger a licence suspension and/or revocation hearing. _____ initial
8. Recognizes that should the Business Licence be suspended or cancelled and any incidents pertaining to the operation of rental units continues to occur and remain unresolved, the City may exercise its power to pursue additional enforcement action including increasing fines and/or legal injunctive action. _____ initial
9. Recognizes that the Residential Dwelling Unit Lessor must share a copy of this Good Neighbour Agreement to all tenants who rent the units associated with the Business Licence. _____ initial
10. Recognizes that the Residential Dwelling Unit Lessor must renew their Business Licence prior to the beginning of each licensing period and shall notify the Licences & Bylaws Department in writing with any changes to the Business, including but not limited to, termination, location, or ownership. _____ initial

AND WHEREAS the City of Maple Ridge (the “City”) wishes to:

11. Commend the Licensee for their recognition of their civic responsibilities, and commitment to fostering a good working relationship with the City and the Licensee’s rental property neighbours.
12. Demonstrate its commitment to early resolution of disputes with the Licensee in relation to this Agreement whenever possible.

NOW THEREFORE in conjunction with and in consideration of obtaining, continuing to hold, or renewing a rental unit licence and agrees with the City to comply with the conditions set out in the Maple Ridge Business Licencing and Regulation Bylaw, as amended.

IN WITNESS WHEREOF the parties have executed this agreement in the City of Maple Ridge, Province of British Columbia, this _____ day of _____, 20_____.

The Business Licensee by its
authorized signatory
(Residential Dwelling Unit Lessor)

X _____
Print First & Last Name

X_____
Signature

On Behalf of the City of Maple Ridge
by its Bylaw Compliance Officer

X_____
Print Officer Name & Number

X_____
Signature

White copy – City of Maple Ridge, Yellow copy – Property Owner