

Brock University Brock Suites Agreement 2026-2027

PLEASE READ THIS AGREEMENT CAREFULLY. IF YOU DO NOT UNDERSTAND ANY OF THE TERMS OR ARE NOT WILLING TO ABIDE BY THEM, DO NOT SIGN THIS AGREEMENT AND CONTACT HOUSING SERVICES AT housing@brocku.ca.

1. Your Accommodation

1.1. Commitment to provide accommodation

Provided you pay the fees set out below ("Fees") and comply with the terms of this Agreement, the University will provide you accommodation in one of the University's Gateway Suites and Quarry View residences.

1.2. Your room

Housing Services will assign you a single occupancy room in one of the residences listed above at its discretion. Housing Services will endeavor to place you in a room according to your preferences but cannot guarantee that your preferences will be met.

1.3. Changing rooms

You must receive permission from Housing Services to change rooms. You may request a change of rooms in accordance with the Room Switch Procedures as outlined online at <https://brocku.ca/housing/important-information/room-switch-procedures/>

1.4. Reassignment

The University reserves the right, after reasonable notice, to change the accommodation assigned to you in its unfettered discretion if circumstances arise which, in the opinion of the University, make the change necessary or desirable. You must cooperate fully in any reassignment. Where determined by the University, you may be reassigned to a University residence other than Quarry View or Gateway Suites in which case you will have the option to terminate this Agreement or accept the reassignment. If you accept the non-Brock Suites residence reassignment, you will be subject to the terms and conditions applicable to the reassigned residence.

1.5. Reserved rights

The University reserves the right to delay occupancy or terminate this residence agreement with you if (1) the University determines that it is prudent or necessary to do so for reasons of public health or student safety, or (2) the University is required by law, order or directive to close one or more of its residences, to limit the number of persons residing in residence, or such other law, order or directive affecting the normal operation of its residences. In such circumstances, the University will provide you with reasonable notice and credit to your student account a portion of the residence application fee or prepaid residence fees as the University determines appropriate in its absolute discretion.

2. Term of Agreement

2.1. Period of residence

Unless otherwise determined in accordance with this Agreement, the University will provide you with accommodation in a Brock Suites residence for the Fall and Winter academic terms, from September 1, 2026 to noon on April 22, 2027.

3. Fees

3.1. Obligation to pay fees

You must pay the University the Fees set out by the University as listed on the Brock Suites website at <https://brocku.ca/brock-suites>.

3.2. Due date for fees

A \$500 application fee is due at the time of application. Fees will be due and payable at the start of each month for the duration of the contract. The application fee will be deducted from the first payment in the contract.

3.3. Outstanding balances

If you have an outstanding balance on your account (including tuition fees, residence fees, incidental fees and any other outstanding fees and charges) as determined by the Finance Office you must pay interest at the rate set out on University's Finance Office website at <https://brocku.ca/safa/tuition-and-fees/overdue-accounts/>. Interest will be assessed on the 1st of each month. Outstanding balances may also result in restrictions on student account access, which may prevent admission to residence, at the University's sole discretion.

4. Rules and Requirements

4.1. Requirement to maintain student status

This Agreement is conditional upon you registering with Brock University as a full-time student in an undergraduate or graduate program for 2026-27 and maintaining this status for the duration of the Agreement.

4.2. Requirement to complete sexual violence education

All students living in Brock Suites must complete mandatory gender-based and sexual violence education (as determined by Brock University) as a condition of living in Brock Suites. This education consists of an asynchronous, virtual module and quiz, as well as an in-person workshop. Students who refuse or fail to complete such training may have their Agreement terminated in accordance with section 7.2 below.

4.3. Obligation to comply with rules and regulations

During your accommodation in Brock Suites, you must comply with all applicable laws and regulations and all University policies and procedures. If you breach any of these rules or regulations, the University may terminate this Agreement in accordance with section 7.2 below.

4.4. Obligation to maintain an academic environment

Students are expected to maintain an environment which is conducive to academic work. The following general rules, set by the University, apply to each student:

4.4.1. The following is prohibited in and around residence buildings:

- a) behaviour by an individual(s) that interferes with the rights of another individual(s) to the peaceful use and enjoyment of their space in residence;
- b) behaviour that creates a significant nuisance and/or disturbance to an individual or community;
- c) behaviour which endangers the safety and security of themselves or another individual(s), and/or compromises personal or university property, and/or attacks the dignity/integrity of an individual, and/or break the laws of the land.

4.4.2. Residence buildings are a smoke-free environment and smoking and vaping is strictly prohibited in Brock Suites buildings. This includes smoking and vaping of both tobacco and cannabis. Smoking tobacco at the University is only permitted in designated smoking areas. Smoking cannabis is not permitted on the Brock University campus.

4.4.3. Pets are not allowed in residence buildings (not even as visitors to your residence). Only non-dangerous fish in aquariums no larger than 5 gallons are permitted. If a student chooses to have such a tank, they are responsible for ensuring its maintenance. No debris from the tank (including rocks/gravel) may be put down any drain in Brock Suites residence buildings. (Please note: Service Animals, as defined in the Integrated Accessibility Standards O. Reg. 191/11, are permitted in residence. Any requests for Service Animals must be submitted and approved following the University's Service Animals on Campus Procedures available here: https://brocku.ca/policies/wp-content/uploads/sites/94/Animals-on-Campus_Procedure.pdf)

4.4.4. The possession and consumption of cannabis (other than by smoking/vaping) is restricted to private bedrooms and as such, the use of cannabis in cooking/baking or in any common areas is strictly prohibited. Students are not permitted to cultivate cannabis in Brock Suites residence buildings and any cannabis or cannabis products must be stored in a sealed, odour-proof container. The possession of drug paraphernalia (e.g. bongs, grinders) is also prohibited.

4.4.5. Students are not permitted to perform their own maintenance (including but not limited to; plumbing, drywall repair, appliance repair) or make alterations to their room and/or unit.

4.4.6. During your accommodation in Brock Suites residence buildings, you must comply with all public health and University requirements related to any communicable disease, including but not limited to COVID-19. Failure to comply with these requirements may result in restrictions or conditions imposed on your residence accommodation or termination of this Agreement in accordance with section 7.2.

4.5. Room entry

Brock University subscribes to the principle that students are entitled to enjoy a reasonable right to privacy in residence rooms. However, the student acknowledges that Brock University staff 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 room at reasonable times under the following conditions:

- a) to provide housekeeping, repair and maintenance services as detailed in section 5.3 of this Agreement;
- b) to ensure the safety and security of the student and/or when there is reasonable cause to believe an emergency situation has arisen;
- c) to provide routine maintenance;
- d) when there is reasonable cause to believe that terms of this Agreement and/or the obligations detailed in sections 4.3 and 4.4 and/or the law is being violated. Authorized staff are supplied with a uniform and identification that is visible at all times.

4.6. Sublet

The assigned room cannot be sublet to another person.

5. Facilities and Maintenance

5.1. Obligation to maintain room in good condition

You are required to maintain the cleanliness of your room and keep your room/unit in a condition of good repair.

5.2. Responsibility for missing items, damages or cleaning

You must pay for all missing items, damages or cleaning caused to your room/unit by you or your guests. If your room/unit is shared or there are common areas, all costs for missing items, damages or cleaning will be divided and assessed equally between you and the other residents, unless the damage or disorder can be attributed to one student, then that student will be responsible for the full cost.

5.3. Inspection by the University

- 5.3.1.** The University reserves the right to enter a room/unit for maintenance, repairs, cleaning and/or inspection
- 5.3.2.** The university will enter all rooms at the end of each contract period, regardless of whether the student has taken on a contract for the next academic term, to complete an inspection to assess the state of repair and cleanliness of the room/unit.
- 5.3.3.** If cleanliness issues identified in the inspection are not resolved in a specified period of time, additional contracts can be revoked.

5.4. Disclaimer of liability

The University assumes no responsibility and is not liable for any loss or damage to your personal property or injury to your person.

6. Other Amenities Included

6.1. Parking

Parking of one personal vehicle has been included in your fees. Students wishing to park must register for their parking permit at Parking Services and the lot will be assigned on a first come, first served basis. The parking permit will be subject to the Terms and Conditions as outlined by Parking Services (<https://brocku.ca/parking-services>). **Please note: your parking permit may only be used for your personal vehicle, otherwise, you could be fined and the permit may be seized at the University's sole discretion.**

6.2. Laundry

6.2.1. Laundry is included in your fees. This will be provided as either:

- a) A washer and dryer in your unit; or
- b) If you are in Quarry View Residence a laundry card will be provided with credit for 34 uses/Academic Term (Fall and Winter terms only) for use in the laundry rooms provided in the Quarry View Residence.

6.2.2. Any credit amount provided for laundry use in Quarry View Residence is non-refundable and cards must be returned to Housing Services at the end of your contract term or upon early termination. Any unused portion at the end of the contract term or upon early termination will be forfeited.

7. Early Termination of this Agreement

7.1. Early withdrawal by Student

If you wish to vacate your room before the end of the contract, you must submit a request in accordance with the Early Withdrawal Procedures available at: <https://brocku.ca/brock-suites/pricing/#cancellation-withdrawal>. Students who withdraw from Brock Suites will be held responsible for the fees for the month following the day that they check out and they will forfeit the \$500 application fee.

7.2. Early termination by University

The University may terminate this agreement if you breach this Agreement or any terms incorporated by reference into this Agreement, effective immediately upon written notice to you or as specified in the written notice. If the University terminates this Agreement for breach, you must still pay all fees for the full duration of the agreement.

7.3. Appeal against early termination by University

You may appeal an early termination decision by the University if you have documentary evidence which establishes that your breach of this Agreement was due to compassionate or medical reasons. The University may uphold or rescind the termination in its absolute discretion.

8. General Provisions

8.1. No liability for emergencies

The University shall not be liable for any delays or failure to provide the residential accommodation which is provided for in this Agreement when such failure is caused by fire, explosion, water, Acts of God, civil disobedience or disturbances, strikes or other labour interruptions, vandalism, war, riot, sabotage, failure of public utility services, pandemics, public health measures, governmental rules, or any other causes which are beyond the reasonable control of the University (“Emergency” or “Emergencies”). If the residences cannot open and/or must close for any such Emergency, the University will use reasonable efforts to ensure that residents are notified in advance and the University will use reasonable efforts to mitigate against the effects of the Emergency. The University is not liable for any loss arising from the delay, failure, or interruption of residential accommodation or services and there shall be no compensation in any form whatsoever for inconvenience or discomfort suffered as a result of Emergencies or other circumstances which are beyond the control of the University.

8.2. Other unforeseen circumstances

In the event that the residences cannot open and/or must close due to the actions of third parties with respect to planned or unforeseen renovation or construction, which are beyond the control of the University but not an Emergency, the University shall use its best efforts to notify the students in advance and provide substitute accommodation on- or off-campus.

8.3. Changes to rules

The University reserves the right to amend or make additional rules and regulations concerning Brock Suites, which shall form part of this agreement and you agree to be bound by such amendments or additions.

8.4. Waiver

Waiver of these procedures by the University in certain circumstances shall not be deemed to be a waiver of these procedures generally.

8.5. Notice

Any notice the University is required to provide to you under this Agreement shall be deemed to have been properly delivered if delivered to your mailbox, University email or posted on the door to your Room. Any notice required to be given to the University should be delivered to: the North, East, or South Service Desk, or sent by email to housing@brocku.ca and made attention to Management, Housing Services.

8.6. Resident Property Replacement Program

All students residing in Brock University Brock Suites residences will be enrolled in the Resident Property Replacement Program (“RPR Program”). Enrollment and participation in the RPR Program is

mandatory and a condition of residency. The fee for the RPR Program is included in your residence fees. Subject to the terms of the RPR Program, you may be eligible for reimbursement for personal property lost or damaged as a result of incidents such as fire, theft, or certain types of water damage. Participation in the RPR program does not constitute insurance and does not replace or provide the same coverage as personal property insurance.

8.7. Insurance

The University assumes no liability, directly or indirectly, for loss or theft of personal property, including food, or for damage or destruction of such property by fire, water, or other causes (e.g., loss of utilities).

8.8. Application of the Residential Tenancies Act

You acknowledge your accommodation in Brock Suites residences are not governed by or subject to the provisions of the Residential Tenancies Act, 2006, S.O. 2006, c. 17

8.9. Online electronic acceptance of contract

Submitting an online acceptance through the residence application website, officially indicates that you understand **and** agree to the terms and conditions of this Agreement.