



a place of mind

THE UNIVERSITY OF BRITISH COLUMBIA

Residence Contract 2011/2012

Student Housing and Hospitality Services

One term only, winter session and
year-round contract

Place Vanier

Totem Park

Walter Gage

Fairview Crescent

Ritsumeikan-UBC House

Marine Drive

Contents

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RESIDENCE CONTRACT 2011/2012

Introduction

This Contract applies to the following residences located on the Vancouver campus of the University:

- Place Vanier
- Totem Park
- Walter Gage
- Fairview Crescent
- Ritsumeikan-UBC House
- Marine Drive

Students who wish to reside at residence with their children are not eligible for the residences governed by this contract and may apply for accommodation in University student family housing.

This document is important. This is a legally binding agreement between you and the University. The basic terms of your agreement are outlined in the Residence Acceptance Confirmation page created during your on-line acceptance process. This document, the Residence Acceptance Confirmation page created during your online offer acceptance process, and the Contract Confirmation, ID and Emergency Contact Card comprise the contractual agreement between you and the University (referred to as the “**Contract**”). It defines the policies and regulations governing the offer of housing and the terms and conditions of accepting residence in the student residences managed by Student Housing and Hospitality Services.

SUMMARY OF CONTRACT

Section 1.0 Administration

This section outlines administrative requirements, procedures and important deadlines. The information contained here will answer many of your questions. For other questions or clarification, please refer to www.housing.ubc.ca, or contact the area Residence Life Manager or Student Housing and Hospitality Services, 2205 Lower Mall, building 6 (contact information is listed in Appendix I of this Contract.)

Sections 2.0 Residence Life and 3.0 Residence Standards and Regulations

These two sections of this Contract define the standards of behaviour required of all residents and their visitors while present on or about all residence property, (which includes but is not limited to all residence buildings operated by Student Housing and Hospitality Services including their parking lots, and surrounding grounds), and during all residence related events, even if the events occur off campus. Living with others in a residence is different from living in a private apartment or house. What you may feel comfortable with in private may not be safe or appropriate in a shared residential environment that has a mandate to support the University’s academic mission.

Section 4.0 UBC Food Services

- a) Totem Park and Place Vanier Residences—Mandatory Residence Meal Plan

Students who reside in Totem Park or Place Vanier residences are required to purchase a meal plan. The Residence Meal Plan is a declining balance meal plan, with students choosing the items they wish to consume and paying a la carte for each item. Section 4, the UBC Food Services section of this Contract, outlines meal plan costs and options, the payment schedule for meal plans, and rules of conduct for the dining rooms.

- b) Residents not residing in Totem Park or Place Vanier—Optional UBCCard Plan

Residents who do not reside in Totem Park or Place Vanier may elect to purchase a UBC Food Services UBCCard plan which can be used in residence dining rooms and all UBC Food Services outlets on campus—see section 4.12 below for a description of this plan. This is different from a Residence Meal Plan, but does provide costs savings to residents.

If you have questions regarding the meal plan or UBCCard plan, please contact the UBC Food Services office (contact information is listed in Appendix I of this Contract.)

1.0 ADMINISTRATION

Interpretation of Terms

In this Contract:

- the resident will be referred to as “you,” or “your,” “resident,” “residents,” “student” or “students”;
- “your accommodation”, “the accommodation” and “your room” refers to the room identified on your Contract Confirmation, ID and Emergency Contact Card, as may be amended from time to time by agreement and, in particular:
- If you live in a studio or one-bedroom apartment, it refers to your entire living space; and
- If you live in shared accommodation, it refers to your room and the living area you share with other residents. The living area that you share with other residents, together with your room and every other resident’s room is also referred to as your “unit”;
- an “**assessment**” means a bill for an amount, determined by the University, that you owe to the University on account of one or more of the following: any damage to, repair of or loss of University property (including your keys) or extraordinary service, cleaning, administrative or other costs you, your designated roommate or your guests cause to University residence facilities whether through accident, neglect or intent;
- “**fees**” means the residence fees plus all other sums, amounts, charges and monies payable by you to the University pursuant to this Contract, including, without limitation, all meal plan fees (see Appendix V), if applicable, assessments, costs, interest, and amounts owing as a result of any breach of this Contract;

- “**guest**” refers to your designated roommate (if applicable) and anyone who you accompany on, invite, accept or admit to the residence property (which includes but is not limited to all residence buildings, parking lots and surrounding grounds);
- “**Move-In Date**” means the date identified as such on your Residence Acceptance Confirmation and the Contract Confirmation, ID and Emergency Contact Card, unless otherwise agreed by you and the University;
- “**Move-Out Date**” means the date identified as such on your Residence Acceptance Confirmation and the Contract Confirmation, ID and Emergency Contact Card, unless otherwise agreed by you and the University;
- “**residence fees**” mean the residence fees applicable to your accommodation, as set out in Appendix IV, which for greater certainty, include utilities, basic cablevision and ResNet; and
- “**University**” and “**UBC**” mean The University of British Columbia. Student Housing and Hospitality Services is a department of the University and has the power and authority to act on behalf of the University in respect of this Contract. References to Student Housing and Hospitality Services refer to the University, acting through Student Housing and Hospitality Services.

If there is any conflict or inconsistency between the Residence Acceptance Confirmation and the Contract Confirmation, ID and Emergency Contact Card, the Contract Confirmation, ID and Emergency Contact Card governs.

1.01 Binding Contract

By clicking “Accept” on the Residence Acceptance Confirmation page created during your online offer acceptance process, you have accepted an offer from the University for accommodation in a student residence managed by Student Housing and Hospitality Services. By accepting this offer you have confirmed that you agree to comply with the terms and conditions outlined in this Contract.

Prior to moving into your accommodation you must:

- fill out and sign the Contract Confirmation, ID and Emergency Contact Information card and provide photographs requested by Student Housing and Hospitality Services; and
- provide payment of the residence fees by the due date indicated in the Residence Acceptance Confirmation and in Section 1.12 of the Contract.

Even if you omit to complete a step in the acceptance or move-in process, you agree that taking possession of validly offered accommodation establishes this Contract between you and the University on the terms and conditions set out in this Contract and in the Residence Acceptance Confirmation.

1.02 Contract Term

This Contract commences at 9 am on the Move-In Date and ends at 12 noon on the Move-Out Date by which time you must have vacated and surrendered your accommodation to the University.

As set out on your Contract Confirmation, ID and Emergency Contact Card, your

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accommodation occurs within one of the following sessions (the “Session”):

- Term One Session only; or
- Term Two Session only; or
- Winter Session (which is equivalent to Term One and Term Two); or
- Year-round Session (which includes the summer)

These Sessions take place during the following dates:

If after you accept this Contract for the Winter Session and you are permitted, pursuant to Section 1.08, to change your Session to a Term One Session, or a Term Two Session, then you are required to vacate and surrender your accommodation to the University no later than 12 noon on the End Date indicated for your revised Session in the table below.

1.03 Residence Closure — Winter Holiday Break

If you reside in Place Vanier or Totem Park and have accepted accommodation for the Winter Session, you must vacate your accommodation during the winter holiday break. The holiday break closure commences at 12 noon on December 21, 2011 and ends at 12 noon on January 2, 2012. During this period you are not permitted to access or reside in your accommodation, nor are you permitted in any of the Totem Park or Place Vanier buildings. You are permitted to leave your possessions at your accommodation. If you fail to vacate your accommodation during this period then you are in breach of this Contract and the University will pursue its remedies pursuant to Section 1.15.

1.04 Designated Roommate

Students who wish to reside at residence with their children are not eligible for the residences governed by this contract and may apply for accommodation in University student family housing. You are not permitted to have any other person reside in your accommodation except as follows:

If your accommodation is a studio or one-bedroom unit, you may invite a maximum of one additional person to be your designated roommate provided that person meets the minimum age requirements for your residence.

You acknowledge that person indicated in the Additional Occupant/Designated Roommate section of the Contract Confirmation, ID and Emergency Contact card is the person you wish to have approved as your designated roommate by Student Housing and Hospitality Services.

Your designated roommate is not entitled to reside in the accommodation unless you reside there at the same time. Your designated roommate must be approved in advance by Student Housing and Hospitality Services and is not entitled to move into your accommodation prior to receiving such approval.

You are completely responsible for your designated roommate’s compliance with all conditions of this Contract. The behaviour of your designated roommate could result in you receiving standards points, and a sanction, or may result in a breach of this Contract leading to you and your designated roommate

SESSION	COMMENCEMENT DATE	RESIDENCE CLOSED DURING WINTER HOLIDAY BREAK	END DATE
Term One Session	September 3, 2011	N/A	December 21, 2011
Term Two Session	January 2, 2012	N/A	April 26, 2012
Winter Session	September 3, 2011	December 21, 2011 noon through January 2, 2012 noon in Totem Park and Place Vanier residences. See Section 1.03 for information.	April 26, 2012
Year-round Marine Drive (new residents)	September 1, 2011	N/A	August 15, 2012
Year-round Marine Drive (current Marine Drive residents)	August 15, 2011	N/A	August 15, 2012

being evicted. This is so whether or not you participated in, condoned, or were aware of your designated roommate's behaviour. You agree that no other persons shall reside in the accommodation without the prior written consent of the University. You agree to advise the University in writing within ten (10) days of a change in designated roommate or of your designated roommate ceasing to reside in the accommodation. You acknowledge and agree that this Contract is with you alone and there is no contract between the University and the designated roommate. When you vacate the accommodation your designated roommate must vacate at the same time. Student Housing and Hospitality Services may at any time, in its absolute discretion, require that your designated roommate cease to occupy your accommodation and your designated roommate's failure to comply with an order to vacate your accommodation is a breach of this Contract, enabling Student Housing and Hospitality Services to pursue remedies against you pursuant to Section 1.15.

1.05 Mandatory Meal Plan

If you reside at Totem Park or Place Vanier residence, purchasing one of the four meal plans described in Section 4 and Appendix V of this Contract is mandatory. To purchase a meal plan, complete and submit, with payment, the Food Services Online Meal Plan Selection and Purchase form immediately after you have completed your Residence Acceptance Confirmation forms.

1.06 ResNet Agreement

The University will provide computing network access to your accommodation. If you use the ResNet service, you agree to abide by the conditions outlined in the ResNet Service Agreement. You also agree to abide by the Responsible Use of Information Technology guidelines as amended from time to time by UBC IT Services. (Please see www.it.ubc.ca/internet/resnet and/or www.it.ubc.ca/internet/wireless.)

1.07 Type of Contract

You agree that this Contract creates a licensee/ licensor relationship.

As is expressly stated in the *Residential Tenancy Act* of British Columbia, the *Residential Tenancy Act* of British Columbia does not apply to this Contract and to your occupation of your accommodation.

1.08 Eligibility

1) Age Criteria

Unless you are otherwise authorized in writing by Student Housing and Hospitality Services, you must be 19 years of age by December 31, 2011 to reside at Ritsumeikan-UBC House, Walter H. Gage, Fairview Crescent and Marine Drive residences.

2) Term One Session or Term Two Session Criteria

Residents are generally required to contract for accommodation for the full Winter Session. You are not permitted to contract for the Term One Session or Term Two Session unless you can substantiate to the satisfaction of Student

Housing and Hospitality Services that you meet the following criteria:

- a) If you apply for the Term Two Session, your academic studies at the University will commence or resume at the beginning of Term Two; or
 - b) If you apply for the Term One Session, you will not be at the University for the Term Two Session due to either: graduation at the end of Term One, or a University-related academic pursuit that requires your absence from campus. Examples include, but are not limited to, absences due to co-operative education placements or an exchange to another university; or
 - c) In the opinion of the Manager Admissions and Assignments, there are compelling reasons to allow you to reside for only the Term One Session or Term Two Session.
- 3) Academic Criteria
- To remain eligible to reside in student housing you must:
- i) if your Contract Session is the Term One Session or Term Two Session:
 - a) be and remain registered in at least 12 credits of undergraduate course work during the applicable Session; or
 - b) be and remain registered in a full-time graduate program in the Faculty of Graduate Studies; or
 - c) have been granted permission in writing from the Manager Admissions and Assignments of Student Housing and Hospitality Services.

- ii) if your Contract Session is the Winter Session or the Year-round Session:
 - a) be and remain registered in at least 24 credits of undergraduate course work, consisting of at least 12 credits per term, during the 2011–2012 Winter Session; or
 - b) be and remain registered in a full-time graduate program in the Faculty of Graduate Studies; or
 - c) have been granted permission in writing from the Manager Admissions and Assignments of Student Housing and Hospitality Services.

1.09 Assignment Policy

The University will not discriminate in room or unit assignments on the basis of race, colour, religion, place of origin, ancestry or sexual orientation.

The University will attempt to honour, but does not guarantee, your request for a particular type of accommodation. Failure to provide your preferred accommodation will not invalidate this Contract.

The University reserves the right, without notice, to assign/change roommates, to change accommodation assignments and/or to consolidate vacancies by requiring you or other residents to move from one accommodation to another. This may include requiring you to move to a different residence area, floor, building or different type of room or unit. If this happens to you, you are required to pay the residence fees stipulated for the new accommodation and/or meal plan.

If you or your guests have mobility or agility disabilities, you are welcome to request an assignment to a unit located above the ground floor. Nevertheless, please note that elevators do break down occasionally, and may be out of order for an extended period. Inconveniences may occur for those who are unable to navigate stairs. The University will take action to repair any malfunctioning equipment promptly, however it is not responsible for service disruptions which limit access to accommodation.

1.10 Compliance with Laws etc.

You agree to the terms of this Contract and to abide by all federal, provincial and local government laws, regulations and bylaws, University rules, regulations, policies and procedures, including but not limited to those issued from time to time by Student Housing and Hospitality Services. To the extent that there is any discrepancy between matters dealt with both in this Contract and any other publication of Student Housing and Hospitality Services, the provisions of this Contract shall prevail.

1.11 Contract Changes

Changes may not be made to the terms of this Contract without the written permission of the Managing Director of Student Housing and Hospitality Services. During the term of the Contract, the University may unilaterally change or delete any provision of this Contract or add provisions to this Contract (each, a change) by sending you an email notification to the email address you have provided to the University through the University's Student Service Centre,

or if no valid email address is provided, by written notification delivered to your accommodation. Changes will be effective and binding upon you on the date set out in the notification. If no date is set out in the notification, the contract changes will be effective one week from the date the notification was sent. Please note, however, that changes may be implemented immediately when, in the opinion of the Managing Director, Student Housing and Hospitality Services, the health or safety of any person may be adversely affected by a delay.

1.12 Rates and Payment

You agree to pay the residence fees which are outlined in Appendix IV and meal plan fees (if applicable) which are outlined in Appendix V. You may either pay the entire amount due or pay the residence fees and meal plan fees in instalments, in the amounts and on the dates outlined in Appendices IV and V. If you choose or are required to change your accommodation, you will be required to pay the fees stipulated for the new accommodation, including the meal plan, if applicable.

- Failure to pay the first instalment of residence fees by or on the date it is due will lead to forfeiture of your accommodation assignment.
- Charges for residence fees and meal plan fees (if applicable) will continue until you return all assigned keys to the Front Desk and you sign the check-out form.

See Section 4.0 of this Contract for meal plan information.

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Please note that the following terms apply to all fees and payments required by Student Housing and Hospitality Services (i.e.: residence, meal plan, activities/programs, assessments, et cetera):

- Post-dated cheques will not be accepted.
- A \$25 service charge will be levied on all cheques returned by your bank for any reason.
- You will pay all fees that may be imposed the University from time to time in respect of failed electronic financial transactions, including, without limitation, electronic funds transfers and Interac transactions where, after initial processing, the transaction is cancelled or voided due to insufficient funds.
- Late payments may not be accepted. If a late payment is accepted, it will be subject to a late payment fee of \$25.

1.13 Cancellation of the Residence Contract Prior to Move-In Date

You may cancel this Contract before the Move-In Date by paying the cancellation fees and following the procedures outlined in Appendix III that are applicable to your Contract Session.

1.14 Termination of the Residence Contract After Move-In Date

- a) You may only terminate this Contract on or after the Move-In Date provided that you:
 - i) pay the Termination Fee applicable to your Contract type; and
 - ii) complete the check-out procedures at the Front Desk.

For greater clarity, the University cannot re-assign your accommodation until you have completed your check-out procedures at your

residence Front Desk. If you wish to terminate this Contract but do not complete the check-out procedures, this Contract will continue in force and you will be charged residence fees and meal plan fees (if applicable) until the earlier of:

- the date you return all assigned keys to your residence Front Desk and you sign the check-out form;
 - the date Student Housing and Hospitality Services deems you to have abandoned your accommodation (which may take weeks or months); and
 - your Move-Out Date.
- b) If you have contracted for the Winter Session or the Year-round Session the applicable Termination Fee is the lesser of:
 - i) 25% of the total residence fees applicable to your Session and your accommodation type as outlined in Appendix IV; or
 - ii) the remainder of the residence fees applicable to your Session and your accommodation type owed from the date you complete the check-out procedures at the Front Desk until the Move-Out Date.
 - c) If you have contracted for the Term One Session or Term Two Session the applicable Termination Fee is the lesser of:
 - i) 50% of the total residence fees applicable to your Session and your accommodation type as outlined in Appendix IV or;
 - ii) the remainder of the residence fees applicable to your Session and your accommodation type owed from the date you complete the check-

out procedures at the Front Desk until the Move-Out Date.

- d) There are three circumstances in which the University will exempt you from paying the Termination Fee:

- i) you are:

an undergraduate student or graduate student not enrolled in the UBC Faculty of Graduate Studies; and

a resident for the Winter Session and Year-Round Session (for greater certainty, those residents in Marine Drive Residence buildings 1, 2, 4 and 6);

and you choose to:

A) graduate at the end of Term One; or

B) move out of residence in order to participate in one of the following activities:

- a co-op work placement in Term Two,
- a student exchange program in Term Two, or
- a teaching practicum in Term Two.

In these circumstances, to be exempted from paying the Termination Fee, you must do both of the following:

- complete an online contract cancellation request by October 31, 2011; and
- vacate your room by the end of Term One (December 21, 2011) or such other date approved by Student Housing and Hospitality Services.

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For greater certainty, failure to give notice by October 31, 2011, even if you do vacate by December 21, 2011, will result in the resident being charged the Termination Fee.

ii) you are:

an undergraduate student or graduate student not enrolled in the UBC Faculty of Graduate Studies; and

a resident for the Year-round Session (for greater certainty, those residents in Marine Drive Residence Buildings 1, 2, 4 and 6)

and you choose to

- A) graduate at the end of Term Two; or
B) move out of residence in order to participate in one of the following activities:

- a co-op work placement from May to August 2012,
- a student exchange program from May to August 2012, or
- a teaching practicum from May to August 2012.

In these circumstances, to be exempted from paying the Termination Fee, you must do *both* of the following:

- complete an online contract cancellation request by February 29, 2012; and
- vacate your room by the end of Term Two (April 26, 2012) or such other date approved by Student Housing and Hospitality Services.

For greater certainty, failure to give notice by February 29, 2012, even if you do vacate by April 26, 2012 will result in the resident being ineligible for a Termination Fee waiver pursuant to this section.

iii) you are:

a graduate student enrolled in the UBC Faculty of Graduate Studies, and

a resident for the Winter Session and Year-Round Session (for greater certainty, those residents in Marine Drive Residence buildings 1, 2, 4 and 6);

and you anticipate that your *Program Completion and Closure Date* (defined below) will occur during the Term.

In these circumstances, to be exempted from paying the Termination Fee, you must do *both* of the following:

- complete an online contract cancellation request at least two (2) months prior to the last day of the month in which your anticipated *Program Completion and Closure Date* falls, that identifies a move-out date that is on the last day of the month in which your anticipated *Program Completion and Closure Date* falls; and
- vacate your room by the move-out date indicated on your contract cancellation request.

For example, if you expect that your *Program Completion and Closure Date* will be some time in November, you must submit a contract cancellation request by September 30, and depart on November 30.

In this section, “**Program Completion and Closure Date**” means the date the University has closed your academic program. Note, this is different from the date of your convocation.

Acknowledging that your *Program Completion and Closure Date* may be unpredictable, Student Housing and Hospitality Services encourages you to give yourself sufficient time to fulfil your program completion and closure requirements. If you’ve submitted a contract cancellation request and you then come to expect that your *Program Completion and Closure Date* will not occur until after the move-out date indicated on your contract cancellation request, please notify Student Housing and Hospitality Services immediately. Student Housing and Hospitality Services will make all reasonable efforts to allow you to remain in your accommodation, and if that is not possible, Student Housing and Hospitality Services will offer you alternative accommodation, if available, on a short-term basis. The alternative accommodation may not be in your current residence, and, in any case, the terms and conditions, including fees, will be those applicable to that alternative accommodation.

1.15 Termination of the Residence Contract by the University

If at any time:

- i) you fail to pay when due any of the fees stipulated in this Contract;
- ii) you fail to pay when due any assessments assessed pursuant to the terms of this Contract;

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- iii) the University becomes aware that the offer of accommodation made to you was based upon incorrect information or a mistake as to your eligibility for residency in your accommodation;
- iv) you no longer meet the eligibility requirements for residency in your accommodation;
- v) the Manager Admissions and Assignments of Student Housing and Hospitality Services has revoked the approval previously given pursuant to section 1.08 (2)(c) or section 1.08 (3)(i) (c) or section 1.08(3)(ii)(c) for you to reside in residence.
- vi) you have failed to pay, when due, monies owed to Student Housing and Hospitality Services with respect to matters other than this Contract;
- vii) you have violated University rules, policies or procedures and/or the residence standards and regulations as stated in Sections 2 and 3 of this Contract, as they may be amended from time to time;
- viii) you fail to provide the requested recent photographs and Contract Confirmation, ID and Emergency Contact Information Card; or
- ix) you breach any provision of this Contract;
then, in addition to any other available remedies, the University may, without notice, terminate this Contract, re-enter and take possession of your accommodation, remove you and all other persons and property and use such force and assistance as the University deems necessary to take possession of the accommodation. In the event of termination of this Contract and eviction, you will remain indebted for any fees, including assessments accrued pursuant to the terms of the Contract and any that may arise:

- from or be related to your occupation, use of and departure from your accommodation and the residence;
- from the access you gained to other University buildings or facilities under this Contract; or
- otherwise from your failure to comply with the terms of this Contract, including, for greater certainty, fees for the unused balance of your Contract remaining after your eviction.

1.16 Overholding

If you remain in occupation of your accommodation after the Move-Out Date or your eviction date, no new right of occupation is thereby created and the University may, without notice, re-enter and take possession of your accommodation, remove you and all other persons and property and use such force and assistance as the Landlord deems necessary to retake possession of your accommodation. In this situation, purported residence fee payment(s) processed through the University's online payment process shall not be effective to create any new or continued right of occupation unless such right of occupation and receipt of payment are expressly acknowledged by the Managing Director, Student Housing and Hospitality Services. If the University expressly grants its approval to your continued occupation of your accommodation and accepts payment of residence fees for that occupation, then any right of occupation that is thereby created shall be for the period contained in such approval, at the residence fees previously payable for your accommodation and subject to the terms of this Contract, as applicable for the occupancy period.

In no case shall any acceptance of residence fees of your accommodation after the expiry of the term of this Contract result in any right of occupancy greater than a right to occupy your accommodation from month to month (meaning, for greater certainty, terminable by you or the University at any time on one month's notice), at the residence fees previously payable for your accommodation, and not from year to year and shall be subject to the terms of this Contract so far as the same are applicable to a right to occupy from month to month.

1.17 Vacating Your Accommodation

Vacating your accommodation means removing all persons and personal possessions from your accommodation. If you fail to provide vacant possession when required pursuant to this Contract, then in addition to the University's other remedies, you will pay all the University's costs arising from such failure to vacate including, without limitation, the cost to the University incurred to clean your accommodation and to provide hotel and meals for the incoming resident who is scheduled to take possession of your accommodation.

You acknowledge that in the case of any of your or any of your guest's personal property remaining in your accommodation after the termination of this Contract (whether by expiry, early termination or abandonment), the University will remove and dispose of your and your guest's personal property without compensation to any person. You agree that the University will be under no obligation to store any such belongings remaining in the

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accommodation or to sell them or otherwise recover their value.

1.18 Abandoned Accommodation and Personal Property

Your accommodation and your and any of your guests' personal property may be deemed by the University to be abandoned when:

- a) a substantial amount of your personal property is removed and your residence fees are unpaid after the date that they are due; or
- b) your residence fees remain unpaid after the date they are due and the University has not received a response from you for a period of 14 days after sending you a notice.

If the University deems your accommodation to be abandoned, the University may re-enter your accommodation and, in addition to any additional rights the University may have, the University may re-rent your accommodation. In that event, re-entry may be made without notice to you and without liability to you for any damage or prosecution.

You acknowledge that in the case of abandonment, the University will remove and dispose of your and any of your guests' personal property without compensation to you or your guests (as the case may be). You agree that the University will be under no obligation to store such belongings or to sell them or otherwise recover their value.

1.19 Assignment and Unauthorized Occupancy

You alone, and, if expressly permitted pursuant to this Contract, your designated roommate, may occupy the accommodation. This Contract and your accommodation cannot be assigned, "sublet," lent or otherwise shared with another person without the prior written authorization of the University; such authorization exercised by the University in its absolute discretion and may be withheld or withdrawn for any reason. This is so even when money or other consideration are not exchanged. Unauthorized assignment, "subletting," lending or sharing is a breach of this Contract and will result in the eviction of the other person(s) occupying or sharing your accommodation and may result in the University evicting you.

1.20 University's Performance

The University, inasmuch as it is within the University's control, will provide the accommodation pursuant to the terms and conditions stated in this Contract.

To the extent that the University is unable to fulfil, or is delayed or restricted in fulfilling, its obligations under this Contract by any cause beyond its control, the University shall be relieved from the fulfilment of its obligations during that period and you shall not be entitled to any reduction in fees or compensation as a result thereof. Without restricting the generality of the foregoing, the University shall not be responsible for failing to meet its obligations under this Contract due to: a strike by its employees; a lock-out of employees by the University; or any other form of job action

or labour unrest; acts of God; fires; floods; earthquakes; intervention by civilian or military authorities; acts of war; acts of terrorism; public health emergencies, whether localized, national or international; unusually destructive or disruptive storms; or new or amended federal, provincial or local government laws, regulations, bylaws or policies.

1.21 Liability

The University is not responsible for property belonging to you or any of your guests which is lost, stolen or damaged in any way, regardless of cause, wherever or not this may occur on the residence property, including storage facilities and your accommodation. The University is not responsible for any injury, death, damage or loss whatsoever caused to you or your guests while in or about the residences or the University campus or while engaged in activities organized or sponsored by the University. Without limiting the generality of the foregoing, the University shall not be responsible for injury, damage or loss to you or your guests due to:

- the use of residence facilities and equipment, including but not limited to exercise equipment, sports equipment, barbecues, tennis courts and basketball courts;
- taking part in socials, dances, plays or other organized or sponsored activities; and
- taking part in organized or sponsored off-campus activities including ski trips and tours.

You agree you will not do, or permit to be done, any act or thing which may render void or voidable any insurance policy of the University.

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You agree to indemnify and save harmless the University from and against any expense, loss or damage suffered by the University by reason of your breach or non-performance of any term of this Contract.

1.22 Insurance

The University carries insurance for its own benefit (See <http://www.treasury.ubc.ca/risk-insurance> for more information). The University does not provide you with general insurance, liability insurance or property insurance for your personal belongings. It is recommended that you arrange for your person and all your personal effects in residence rooms, units, apartments, storage rooms, and all other residence property including in all residence buildings be covered by private insurance. The University strongly advises you to obtain a residential insurance policy that covers:

- a) loss of personal property; and
- b) liability for personal injury and property damage.

Insurance may be available as an extension of your family's home insurance policy, or you can obtain your own insurance package. See Appendix II for more information.

1.23 Damages and Costs

You agree to pay for damages, lost property or extraordinary service or administrative costs you, your designated roommate, or your guests cause to University residence facilities whether through accident, neglect or intent. See Appendix II for more information about assessments.

All residents of a floor or house or unit may be assessed for cleaning, damages, lost property or

extraordinary service costs where the person(s) responsible cannot be ascertained by the University but where the damages, lost property, or excessive mess were reasonably believed by Student Housing and Hospitality Services to be caused by one or more residents of a floor or house or unit. Where charges and costs have not been paid by the specified date, a late fee will be added.

Failure to pay assessments may result in the relocation of you or other resident(s) to another floor or unit, denial of future residence assignment or eviction from residence. To appeal an assessment you must follow the written appeal procedure outlined on the assessment form. Appeals will only be considered if you are not in arrears for any other fees, charges or amounts owed to Student Housing and Hospitality Services.

1.24 Denial of Other University Services

In addition to any other remedies available to it pursuant to this Contract or at law, the University may, pursuant to [University Policy 67](#), suspend your student privileges and deny you student services if any fees, assessment or other monetary amounts owing pursuant to this Contract remain unpaid by you either during the term of this Contract or after its termination or conclusion for any reason.

1.25 Room Entry

Authorized personnel of the University may enter your accommodation, without prior notice, for any of the following reasons: to ensure health, safety or general community welfare, to make deliveries, to make repairs to your accommodation and the equipment servicing it,

to inspect the condition of your accommodation and to investigate compliance with and possible breaches of this Contract.

1.26 Arrivals

You may check into residence at the Commonsblock Front Desk after 9 am on the residence Move-In Date. Residents may not arrive earlier than the Move-In Date unless they qualify under Section 1.27 below.

1.27 Early Arrivals

Written permission to arrive early may be permitted in certain limited circumstances. Please contact Student Housing and Hospitality Services for more information.

1.28 Late Arrivals

If you plan to arrive more than ten (10) days after your Move-In Date, you must notify Student Housing and Hospitality Services in writing. Accommodation not occupied within ten (10) days of your Move-In Date will be cancelled and reassigned without further notice.

1.29 Delivery of Personal Property

The University will not accept personal property delivered to the residence prior to your arrival. You are required to make arrangements to have all personal property held in storage off campus until you have checked into residence. The University does not accept any responsibility for personal property delivered to the Front Desk or left in residence areas.

1.30 Bed Linen

You are supplied with a mattress pad. Upon check out you must leave the mattress pad folded on the

bed (not in a drawer, on a shelf, in a closet, with your roommate, or anywhere else). Failure to do so will result in an assessment for the missing item.

1.31 Non-residence Furniture and Appliances

Residence rooms and shared units are furnished. Additional furniture and appliances are not permitted to be placed in your room or common areas of your accommodation without prior written authorization from the Residence Life Manager. (See Appendix I for RLM email contact information.) While small pieces of furniture (i.e.: small bar-fridge, bookshelf, end table) will typically be authorized, pieces larger than 3' x 3' x 3' (i.e.: sofa, bureau, refrigerator, et cetera) are prohibited. Further, in Totem Park and Place Vanier residences, only furniture supplied by Student Housing and Hospitality Services is permitted in common areas. Costs associated with removing additional furniture or appliances will be assessed as outlined in Section 1.23 (Damages and Costs).

1.32 Housekeeping

Following check-in you have seven (7) days to complete a "room inventory and condition" report available via the Online Service Centre at www.housing.ubc.ca. This will create a record regarding the condition of your accommodation (i.e.: any existing damage), and the condition of and/or any missing inventory items including bed linen. After your departure the room and common areas and their contents will be inspected. Any missing items, damage not documented on the room inventory and

condition report, or required cleaning will be assessed to you and/or deducted from any residence fee refund. Submission of the online room inventory and condition report is an integral part of any assessment appeal consideration. If there is a question regarding responsibility for damages to the room or unit or furnishings, this report will be used in determining responsibility for the damages. Failure to complete the report may result in you being assessed for all damages and missing items.

Common areas in units will be inspected from time to time during the year to ensure they are kept clean and safe. If you fail to keep common areas/units clean it will result in assessment and/or the possible relocation of you or other residents, and/or denial of a future residence offer.

1.33 Repairs and Alterations

All repairs and alterations to accommodations will be carried out by the University. Residents are prohibited from repairing or altering the exterior or interior of their room or unit and should report any required repairs using the Online Service Centre at www.housing.ubc.ca. Without limiting the forgoing, residents are prohibited from painting or wallpapering their room or unit or attaching mailboxes, planters, satellite dishes, signage of any kind or any other thing to the exterior of their room, unit or any residence building(s).

1.34 Pest Treatment

You shall not allow conditions to exist that, in the opinion of Student Housing and Hospitality Services, may encourage the infestation or propagation of insects, rodents or other vermin. You are required to report the presence or suspected presence of pests in your accommodation to Student Housing and Hospitality Services. In accordance with Section 1.25, personnel authorized by the University may enter your accommodation, without notice and, if necessary, without your presence, to inspect for pests. Should, in the opinion of Student Housing and Hospitality Services, treatment be required, you will be required to comply with the prescribed treatment methods and protocol. This may include relocation (note Section 1.09), cleaning and/or removal and disposal of furnishings or personal possessions. In such an event you shall not be reimbursed by the University for any disruption, relocation, loss or loss of use of personal possessions or furnishings.

1.35 Construction and Maintenance

There are on-going maintenance, renovation and construction projects taking place in and around the residences. The work typically takes place during regular business hours, but may begin earlier or extend into evenings or weekends. Ongoing construction or renovation projects will continue through midterm and final exam periods. The University will take measures to ensure that prudent construction practices are followed, but there may be noise, dust, and temporary interruption of some services. Residents may be required to temporarily or

permanently relocate to facilitate construction or renovations to their residence area. There will be no compensation or reduction to your residence fees due to disruption and/or relocation.

1.36 Storage

There is no storage space available outside the units at Ritsumeikan-UBC House, Fairview Crescent or Marine Drive. Totem Park, Place Vanier and Walter H. Gage residences have limited storage space for trunks, cases, boxes, et cetera.

A rental fee may apply for some storage spaces. This space is not available for furniture storage. The storage space provided is not secure. The University does not assume liability for loss, theft, or damage of articles stored in these areas regardless of how such theft or damage occurs. All items in storage must be labelled with current identification tags which are available at the Commonsblock Front Desk. Anything not labelled with current tags will be removed and disposed of after each Session without further notice.

1.37 Transfers

There are two types of transfers:

- a) The first, called a “room switch,” is between two residents who mutually agree to exchange or “switch” accommodation. The fee for this transfer is \$10 per person. Please enquire at the residence Front Desk regarding this procedure.
- b) The second type of transfer constitutes a move to new accommodation when it becomes available. The fee for this transfer is \$50.

If you wish to change accommodation after moving into residence, you may request a transfer to other accommodation. Transfers are not guaranteed and

will be offered at the discretion of Student Housing and Hospitality Services. Unauthorized transfers or switches may result in you being required to move back to your assigned accommodation and/or standards action. You are required to pay the difference in residence fees when you move to more expensive accommodation. Refunds due to a transfer to less expensive accommodation will be credited to your account. You agree to be bound by the terms of the contract governing your new accommodation.

Eligibility for Transfers: You must meet the minimum age and academic program requirements outlined in Section 1.08 to be eligible for a switch or transfer to specific residence areas.

Transfer Application Dates: The first date that you may apply for a transfer or a room switch is the later of the date you move into residence and September 9, 2011. An online transfer/switch application is available on the Student Housing and Hospitality Services Online Service Centre at <https://secure.housing.ubc.ca>.

Transfer Completion Dates: Transfers must be completed within 72 hours of notification of approval from Student Housing and Hospitality Services, or additional fees may be assessed.

1.38 Transportation and Parking

a) Motorized Vehicles

Parking of motorized vehicles (which includes, but is not limited to, cars, motorcycles, mopeds, and scooters) on the University campus is strictly regulated. Residence parking spaces are limited and a parking assignment is not guaranteed.

The terms and conditions of parking and the options available are outlined in the parking application. Applicants assigned a parking space must provide certification that they are the insured principle driver of the vehicle when claiming their parking space at check-in.

Parking in the reserved lots is allocated only for the term of this Contract. Parking spaces are allocated for one registered vehicle only. You cannot use your allocated parking space for a second vehicle, or for parking for friends or visitors. Any unregistered vehicles may, without notice, be towed at their owner's expense. If you attempt to transfer your allocated parking space you will have your assignment cancelled and will forfeit your parking fees.

The rules imposed by Student Housing and Hospitality Services (pursuant to this Contract or otherwise) regarding parking services are in addition to, and not in substitution of, the University parking regulations enforced by UBC Parking and Access Control Services. All vehicles parked on residence property are subject to the University parking regulations as amended from time to time, as enforced by UBC Parking and Access Control Services. Residents or visitors in violation of University parking regulations may have their vehicles towed at their own expense in accordance with these regulations.

b) Bicycles

Bicycle theft is a common problem throughout the British Columbia Lower Mainland, including the University campus. Good quality locks or chains are recommended for all bicycles. All of the residences have bicycle storage areas. Bicycles must

not be stored in hallways, lounges or in areas which impede exit from buildings. Bicycles must be stored on the racks or bars designed for that purpose. Bicycles found in any other areas (i.e. attached to posts, railings, trees, et cetera) will be removed without compensation to the resident or to the owner of the bicycle (if not the resident).

Abandoned bicycles are common at residence. Periodically the residence bicycle racks/bars will be inspected, and bicycles that appear to be abandoned will be tagged for a reasonable notice period, as set out on the tag. If the resident does not deal with their bicycle in the manner set out in the tag or otherwise remove the tag, after the expiry of the notice period, the University will remove and dispose of such bicycles. Residents are required to check their bicycles at least every two weeks to ensure it has not been tagged for removal. The University shall not reimburse or otherwise compensate any resident nor the owner of any bicycle (if not the resident) for loss or loss of use of a bicycle deemed to be abandoned and disposed of in accordance with this section.

c) Theft or damage

The University is not responsible for theft or damage to cars, bicycles, motorcycles, mopeds, scooters, or any other vehicle, or any contents stored on or within them.

1.39 Security

You are responsible for taking reasonable precautions to ensure that your accommodation and the building in which it is located are protected from a breach of security. This includes, but is not limited to, locking your door(s) and window(s), not forcing or propping open building entrance doors, not permitting unknown persons into residence buildings, and immediately reporting strangers or security concerns. You are not permitted to copy any key or keycard provided by Student Housing and Hospitality Services.

1.40 Protection of Privacy

Personal information in possession of Student Housing and Hospitality Services about the resident will not be released to persons outside the University administration, including family members or friends, without the written consent of the applicant, unless permitted or required by law.

2.0 RESIDENCE LIFE

2.01 Statement of Rights and Accompanying Responsibilities of the Individual within the Residence Community

The well-being of the residence community rests on the balance of the community's ability to meet the needs of the individual and vice versa. This balance is best achieved when everyone is aware of their rights and accompanying responsibilities to themselves, others and the community. The following guiding principles describe the rights and accompanying responsibilities of the individual within the residence community:

- Every person in the community can expect consideration and respect for their feelings and needs, and in return has the responsibility to conduct themselves in a civil manner and to show respect for the rights of every other person in the community.
- Every person in the community can expect to live in an environment where their possessions and the communal space are shown respect by every other person.

2.02 Residence Standards Overview

The University is committed to ensuring that all members of the University community are able to study and work in an environment of tolerance and mutual respect, free from harassment and discrimination. The standards and regulations stated here strive to protect the well-being, safety and security of residents and contribute to a residence community that is conducive to residents' academic success, personal growth and development. These standards are applicable on or about all residence properties managed by Student Housing and Hospitality Services (which includes but is not limited to all residence buildings, parking lots, and surrounding grounds), and during all residence-

related events, even if these events take place outside residence property.

Living with others in a residence is different from living in a private apartment or house. What you may feel comfortable with in private may not be safe or appropriate in a shared residential environment that has a mandate to support the University's academic mission.

2.03 Residence Standards Process

When an alleged violation of the residence standards and regulations is brought to the attention of the Residence Life Manager, he or she is responsible for ensuring that an investigation is conducted, and for deciding, where necessary, upon the appropriate sanction.

If you are found in violation of a residence standard or regulation outlined in Section 3.0 of this Contract you may be warned or assigned one or more standards points. If four or more points are received or accumulated, the University may terminate this Contract, evict you from your accommodation and bar you from visiting University residences. Standards points remain on record for twelve months, or as stipulated upon eviction.

In addition to the assignment of standards points, other discretionary conditions or learning opportunities may also be required and form part of the sanction. These conditions may include restriction of privileges, required transfer to different accommodation, a behavioural contract, work assignments, service to the University, or other related assignments including, but not limited to, research and a written statement or paper, awareness programs for alcohol/drug misuse, or any other sanction deemed appropriate by the University.

In addition to a sanction, you may be required by the Residence Life Manager to participate in a

professional health assessment or minimum number of counselling sessions to ensure your safety and well-being or that of other residents.

Your failure to comply with the sanctions or other measures imposed under this Section is, itself, a violation of these residence standards and regulations and may result in further action by the University pursuant to this Contract.

If the Director of Student Housing and Hospitality Services, or his or her designate, is of the opinion that you pose a threat to the well-being or ability to study of yourself, or any other resident, then he or she may, without notice impose immediate sanctions including eviction from your accommodation, a ban from all residence property, including parking lots, and surrounding grounds, and termination of this Contract.

You may appeal the assignment of standards points and/or the sanctions imposed according to the procedures outlined by Student Housing and Hospitality Services in its residence standards appeal brochure, as it may be amended from time to time.

In addition to being investigated and acted upon by the Residence Life Manager, incidents may be:

- referred to the University's Equity office, and/or
- investigated under the University's discipline procedures, and/or
- investigated under any other applicable policy of the University, and/or referred to the police or other law enforcement agency.

For more information about the residence standards process and procedures, please consult the residence standards appeal process, which can be found at: www.housing.ubc.ca/after-move-in/residence-standards, and/or see your Residence Life Manager.

3.0 RESIDENCE STANDARDS AND REGULATIONS

You are expected to use reasonable foresight to choose actions that do not place the safety or well-being of yourself or others at risk. These standards and regulations are an important part of this Contract. Violation, or actions that contribute to or facilitate the violation, of any of the following regulations are a breach of this Contract and may result in a standards action, sanction, and eviction from residence, as well as other actions described in Section 2 above and this Section 3, below. The University will not accept ignorance, anger, alcohol or substance abuse as an excuse, reason or rationale for violation. If you choose to be part of a group that is violating residence standards and regulations you may collectively and individually be held responsible for the violation.

3.01 Alcohol use in residence

Residents who choose to consume alcohol must do so responsibly, and will be accountable for their actions.

- a) Drinking alcoholic beverages or carrying unsealed liquor is permitted only in residents' rooms, designated floor lounges, and at licensed residence events.
- b) Drinking alcoholic beverages or carrying unsealed liquor is not permitted in any other areas including, but not limited to, patios, courtyards, elevators, washrooms, laundry rooms, phone booths, hallways, stairwells, commonsblock corridors, main floor foyers, house lounges (except as expressly permitted by

the Residence Life Manager), and areas outside the residence.

- c) Participating in drinking games is not permitted. Drinking games are games which involve the consumption of alcohol and usually involve swift consumption and/or high volume consumption. Some examples are: "beerpong," "funnelling," "shotgunning" using a bier stick or otherwise, "quarters," and "floor crawls." This list is not exhaustive, and the University may stop and take action against any resident participating in any activity, whether listed above or not, which is, in the Residence Life Manager's opinion, a drinking game.
- d) Possession and/or consumption of 'common source' alcohol (e.g.: keg cans, large containers of pre-mixed alcohol, et cetera) within residence is prohibited.
- e) Residence/house/floor funds may not be used to subsidize or provide alcohol.
- f) All parties in residence must be registered with the Residence Life Manager. See Appendix II for more information. To register a party, obtain the Function Responsibility Form from the Residence Life Manager and complete and return it before organizing the party. Parties are permitted on Friday and Saturday evenings. Parties are not permitted during exam periods when extended quiet hours are in effect. Alcohol may not be sold, and floor/house/residence funds may not be used to subsidize or provide alcohol. Policies specific to hosting a party are printed on the Function Responsibility Form. Violation of these rules may result in standards action.

- g) Before organizing or hosting a licensed event in residence, contact the Residence Life Manager to obtain information about and permission to obtain a Special Occasion License and review the provincial laws and residence rules and regulations related to the use of alcohol in residence. Licensed events are only permitted to occur in a specific location in each residence. At a residence event where alcohol is served or sold, the event organizer(s) will adhere to provincial laws, the University's rules, policies and procedures, and residence rules related to the use of alcohol including, without limitation, applying for the appropriate liquor license and complying with all obligations thereunder. All servers, paid and unpaid, must: (a) have received Serving It Right training, and (b) provide upon request a copy of their Serving It Right certificate.

Failure to adhere to the rules, regulations, policies and procedures of the University and Student Housing and Hospitality Services governing the use of alcohol in residence may result in the function being terminated at once, the withdrawal of future party privileges, the suspension of further licensed events, and/or the assessment of standards points and discretionary conditions, and/or eviction from residence.

3.02 Attack on the Dignity and Security of an Individual

Activity (verbal, written, graphic, physical) that is threatening, racist, sexist, homophobic, or any form of discrimination, harassment, sexual harassment or unwanted sexual attention is prohibited, and may result in eviction from residence. This can include, but is not limited to:

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posting or distributing material and/or behaving in a manner that is offensive and may contribute to an intimidating, hostile or uncomfortable environment; putting offensive posters/pictures in areas available to public view, including windows or common areas; using e-mail or other electronic messaging, voice mail, message boards, mail, computer networks or other mediums to convey obscene or otherwise objectionable messages or materials; writing graffiti in residence buildings or encouraging or engaging in offensive acts or behaviour; and repeatedly following or attempting to make unwanted contact with another person.

3.03 Barbecuing and Outdoor Grilling

Barbecuing and outdoor grilling is only permitted in areas authorized by the Residence Life Manager. It is not permitted inside residence buildings, on balconies, or on walkways. Where barbecuing and outdoor grilling is permitted, the grill or barbecue must be attended at all times. Barbecuing and outdoor grilling must be carried out a sufficient distance away from the building as to not create a nuisance, disturbance or inconvenience to other residents or other members of the University community, or cause damage to or otherwise endanger any person's property.

3.04 Cablevision

In Place Vanier, Totem Park and Walter Gage residences, the use of cablevision is not provided or permitted in residence bedrooms. In any residence, tampering with the cable, cable

splitting or splicing, diverting the signal or attempting any other unauthorized access to cablevision is prohibited.

3.05 Cafeteria/ Dining Room / Residence Retail Outlet Conduct

Inappropriate or disruptive behaviour in a University cafeteria or residence dining room or retail outlet is not permitted and may result in eviction. See Section 4.05 UBC Food Services.

3.06 Cleanliness Standards

Residents are expected to keep shared living areas and the exterior of their room/unit doors clean. Failure to do so may result in cleaning charges, and/or further action as may be deemed appropriate by Student Housing and Hospitality Services. Common area damage or unreasonable mess may result in shared assessments, the possible relocation of the residents of the floor/unit, and/or denial of future residence assignment. See Section 1.32 Housekeeping.

3.07 Cooperation with Staff and Others

Residents and guests shall cooperate with requests from staff members, emergency personnel and police. Failure to cooperate with, and/or verbal or physical harassment or abuse of a staff member (residence life staff, housekeepers, Front Desk personnel, trades staff, third-party contractors, emergency and/or police personnel, et cetera) may result in standards action, eviction from residence, and/or referral to the University disciplinary process. Misleading or

not cooperating with a standards investigation may result in standards action.

3.08 Damage to Property

Damage to the personal property of other residents or damage to residence or residence association property including, but not limited to, posters and advertising materials is prohibited and may result in eviction from residence and an assessment for, without limitation, damages. See Appendix II for additional information.

3.09 Dangerous Activity

Participating in activities that are dangerous or potentially harmful to any person or property is prohibited and, any participation in such activity, regardless of whether it is you, your designated roommate or your guest(s) that are actually engaging in the activity, may result in eviction. Restricted activities include any activity that, in the opinion of the Residence Life Manager, are dangerous or potentially harmful to any person or property. This includes, but is not limited to: smashing objects, breaking glass, dangerous horseplay (e.g.: "dog piling," wrestling, et cetera), climbing the outside of residence buildings, climbing into residence through windows, setting fires of any size in or about the accommodation or anywhere in residence or on residence grounds, which includes setting any objects, regardless of size, on fire (except as expressly authorized in this Contract, see section 3.03 Barbecuing and Outdoor Grilling and 3.27 Smoking and Incense).

3.10 Drugs

The possession, use, trafficking (which includes manufacture, sale, giving, administering, transporting, sending, delivery, distributing) or offering to do anything related to the possession, use or trafficking of illegal drugs is prohibited. For greater certainty, marijuana, hashish and their derivatives are considered illegal drugs for the purposes of this Contract. Any involvement, whether direct or indirect, in any illegal drug or drug-related activity is prohibited. Possession of paraphernalia that is associated with the possession, use or trafficking of illegal drugs is prohibited. These activities may result in eviction and referral to the police.

3.11 Elevator Tampering

Tampering with elevator safety systems or engaging in activities that may damage or interfere with the operation of the residence elevators are prohibited, and will result in an assessment for, without limitation, the cost of repairs and possible eviction from residence.

3.12 Explosive Materials

Possession of explosive or flammable material including, but not limited to firecrackers, fireworks, dynamite, gasoline, or other such materials, is not permitted on residence property. Possession of the same may result in eviction. Propane tanks are not permitted in residence buildings.

3.13 False Identification

Using false identification for any reason, including gaining access to a licensed event when

underage or signing out a key, is prohibited, and may result in referral to the police.

3.14 Guests or Visitors

Residents are responsible for their guests' behaviour whether they participated in, condoned or were aware of the guests' behaviour or not. Anyone who is invited to, accompanied on, accepted or admitted to the residence property (which includes but is not limited to all residence buildings, parking lots, and surrounding grounds) is deemed to be a guest of that resident.

A resident who facilitates the access (for example, opening a locked door) of a stranger or 'unhosted' person to residence property will be deemed to be the host of that person and will be held responsible for that person's behaviour as if the person were their guest.

Residents must be present as hosts of their guests at all times, however their failure to be present does not mitigate or relieve their responsibility for their guests' behaviour. Residents are responsible for their guests' actions until the guests leave the residence property.

Accompanying or acting as a host to a former resident who was evicted and does not have visiting privileges, and/or a person whose visiting privileges have been revoked, is prohibited.

Residents are responsible for activities that take place in their room or unit whether they are present at the time of the activity or not. A resident's failure to lock their door does not

mitigate their responsibility for the actions of others that occur in the resident's room or unit.

Residents may accommodate overnight guests in their rooms for a maximum of four (4) nights in any given month. Residents may be evicted for guests' stays which exceed this period of time or are a disturbance to the floor, unit/apartment. No extra bedding is available and guests may not sleep in the lounge or common area. No person may be the guest of more than one resident in succession. In exceptional circumstances, extensions may be granted by the Residence Life Manager.

People sharing a double or triple room must have the permission of their roommate(s) prior to having a guest overnight.

Single residents of studio and one-bedroom apartments may invite a maximum of one additional person to be a roommate. The roommate must be registered as such with Student Housing and Hospitality Services. The roommate must comply with the age requirements for that particular residence. The principal resident is responsible for the roommate's compliance with all conditions of this Contract.

3.15 Illegal Entry

The resident must have written permission to enter another's room and do so only with authorized use of the prescribed key, without manipulating the lock, the door or the window. Unauthorized entry for any reason is prohibited, and may result in eviction and referral to the police.

3.16 Inappropriate Behaviour

In addition to the other provisions of Section 3, any conduct which is inappropriate or disruptive to the residence community or the University, as determined by the Residence Life Manager, is prohibited and may result in eviction.

Without limiting the foregoing, inappropriate behaviour includes “mooning,” public urination, and nudity visible outside of the resident’s room.

3.17 Initiations/Hazing

Initiation or hazing activities that single out particular residents and/or create mental or physical discomfort, and/or exposes another to undue embarrassment or ridicule, and/or may be physically or emotionally harmful to others, are prohibited. Encouraging, initiating, participating in and/or supporting such activities is prohibited and may result in eviction.

3.18 Noise

Residence is a densely-populated community, located in a vibrant and growing community. You must expect some reasonable living noise. Absolute silence is not possible. However, as is set out in this Section, residents are not permitted to create excessive noise.

In all residences, residents are expected to be considerate of their neighbours 24 hours a day, seven days a week. An individual’s right to reasonable quiet study and sleep supersedes others’ rights to make noise. In cases of dispute, the residence life staff will determine what is reasonable. If someone asks that you be quiet, respect that person’s wishes and reduce your noise.

There may be no loud playing of radios, televisions, stereo or other audio equipment or musical instruments except during approved parties. Audio equipment may not be played such that sound, and especially the bass (low frequency sound) can be heard outside of the resident’s room or unit. Subwoofers are not permitted in your room or unit.

Musical instruments may not be practised or played in the resident’s room or unit except as authorized by the Residence Life Manager. Residents may be required to practice their musical instruments elsewhere on campus. Instruments that are stationary or not easily transported to a practice area (for example, acoustic pianos, et cetera) are not permitted in residence.

The use of the outdoor sports facilities such as the basketball or tennis courts near residences is restricted to “non-quiet” hours, and there may be special, limited hours of use during examination periods, or other times as designated by the Residence Life Manager.

In addition to being considerate at all times, quiet hours are those times during which residents are prohibited from making noise which can be heard outside of their unit, or which may disturb the resident’s roommate in any way (if applicable), or which can be heard outside the residence building and may disturb a resident inside the building. This refers primarily, but not exclusively to talking, noise from audio equipment, radios, televisions, musical instruments, computer equipment and telephones.

Quiet Hours

The quiet hours are as follows:

Totem Park, including Ritsumeikan-UBC House and Place Vanier

Sunday–Thursday 9 pm to 7 am

Friday and Saturday nights 1 am to 7 am

Gage, Fairview Crescent, Marine Drive, Thunderbird, and Fraser Hall

Sunday–Thursday 10 pm to 7 am

Friday and Saturday nights 1 am to 7 am

Exam Quiet Hours

During exam periods, starting no later than the first Saturday following the last day of classes and through to the last day of exams, quiet hours are from 6 pm to 7 am daily. These may be further extended in each residence area.

Noise regulations may not be changed by a vote of residents of the building. See Section 1.35 Construction and Maintenance.

3.19 Open Flame

Unattended open flames, such as a burning candles or incense, are not permitted in residence.

3.20 Parties/Social Gatherings

Parties/social gatherings must be registered with and approved by the Residence Life Manager and may take place on Friday or Saturday nights only. See Appendix II for additional information.

3.21 Pets and Guide Animals

Residents are not permitted to keep pets or animals in the accommodation or on the residence property, even temporarily. Guests may not visit the accommodation with pets or animals.

The resident or their designated roommate may keep a guide animal (as defined in the *Guide Animal Act* of British Columbia) in their accommodation provided the resident provides such documentation acceptable to Student Housing and Hospitality Services to verify that:

- a) the guide animal is certified as a guide animal pursuant to the *Guide Animal Act* of British Columbia; and
- b) the guide animal is required by the resident or their designated roommate at the accommodation due to a documented disability.

Student Housing and Hospitality Services will make those arrangements and accommodations that Student Housing and Hospitality Services deems to be reasonable and suitable for residents requiring guide animals and those other residents that may be affected by the presence of guide animals. Accordingly, you must inform Student Housing and Hospitality Services about your or your designated roommate's requirement to reside with a guide animal and provide the information described above before the arrival of the guide animal at residence. Any guide animal must be kept in such a manner so as not to disturb, threaten or create a nuisance to other persons or Student Housing and Hospitality Services and, without limiting the foregoing,

keep the guide animal in accordance with the applicable Student Housing and Hospitality Services policies, rules and regulations. If during the term of this Contract, you or your guest(s) require that a guide animal reside in your accommodation, even temporarily, you must inform Student Housing and Hospitality Services providing the information described above before the arrival of the guide animal at residence.

3.22 Playing Sports or Sporting Activities in Residence Buildings, Hallways or Common Areas

Residents are not permitted to engage in physically active games/activities including ball hockey, football, golf, soccer, throwing a ball, Frisbee, hacky sac, water fights, bicycling, skateboarding, et cetera, inside residence buildings.

3.23 Prohibited Areas

Residents are not permitted access to unauthorized areas unless accompanied by a representative from Student Housing and Hospitality Services. This includes areas not normally used by persons other than staff, and includes but is not limited to the top of covered walkways, roof tops, fields/recreation areas marked "closed," mechanical rooms, hot water tank rooms, or any area marked "off-limit to unauthorized personnel," "staff only" or "closed," et cetera. Accessing these areas is prohibited and may result in eviction and/or referral to the police.

3.24 Raids or Pranks: Inappropriate or Destructive

Initiating, encouraging, supporting or participating in raids or pranks that are inappropriate, disruptive, offensive or hostile toward residents and/or staff, or that jeopardize the safety and security of others is prohibited and may result in eviction.

3.25 Removal of University Property

Removing furniture or property from lounges and other common areas without permission of the Residence Life Manager is not permitted. Taking university property out of a residence area without permission of the Residence Life Manager is considered theft and may result in eviction and referral to the police.

3.26 Safety/Security/Fire Equipment

Safety equipment including sprinklers, smoke detectors, heat sensors, fire exit signs, fire extinguishers, pull stations, hoses, alarm bells, and any other safety equipment is necessary to safeguard residents. Activating, handling, using, or interfering with any fire or safety equipment for any reason other than an emergency is prohibited and may result in eviction whether such actions were intentional or not. Examples include but are not limited to discharging fire extinguishers, touching fire alarm pull-stations or fire hoses, hanging objects from sprinkler heads, or striking safety equipment with an object, et cetera. See Appendix II for additional information.

Residents are required to evacuate buildings in the event of a fire alarm or other emergency.

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RESIDENCE STANDARDS
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Failure to evacuate during these situations is prohibited.

Tampering with, forcing or disabling a door's locking mechanism, or propping open a locked door and leaving it unattended, is prohibited. Copying keys, keycards, and keyfobs issued by Student Housing and Hospitality Services is prohibited.

3.27 Smoking and Incense

The term "smoking," as used in this Contract, and in the policies, rules and regulations applicable in respect of your accommodation and the residence property, is deemed to include, without limitation: smoking cigarettes, cigarillos, and cigars; smoking using pipes, hookahs, shishas, and any other smoking devices; and the use of electronic cigarettes.

Smoking is not permitted in residence buildings or on residence balconies. Residence rooms and all common areas, such as house or floor lounges, study rooms, laundry rooms, elevators, washrooms, Commonsblock halls, main floor foyers, stairwells and hallways are non-smoking areas. Smoking outside buildings will take place a minimum of six (6) metres from the outermost exterior of the building (i.e.: building overhangs, balconies, entrance canopies, et cetera).

At the request of the Residence Life Manager, the resident shall refrain from the burning of incense or scent, or certain kinds of incense or scent, in their unit or elsewhere in residence. At the request of the Residence Life Manager, the resident shall remove hookahs, shishas or any other smoking device from their accommodation.

3.28 Theft

Theft or possession of another person's property without permission is prohibited and may result in eviction, and/or referral to the police.

3.29 Throwing or Falling Objects

Throwing, dropping, knocking or ejecting objects from residence buildings, windows, balconies or stairwells, whether intentionally or unintentionally, is prohibited and may result in eviction. For greater clarity, you must not place objects on windowsills close to any windows that open and you must ensure that all objects stored on balconies are secured such that they will not fall or be blown off the balcony.

Throwing snowballs or other objects at residence buildings is prohibited.

3.30 Cooking

Cooking devices that are open-coil, open-flame or gas-based, including but not limited to hot plates and butane-burners, are not permitted in residence buildings. For barbecues, see section 3.03 Barbecuing and Outdoor Grilling.

Residents must be in attendance at all times while preparing food in/on any cooking appliances, including but not limited to microwaves, toasters, stoves, et cetera. Permitted cooking appliances may only be used in designated areas.

3.31 Unauthorized Key Possession and/or Use

Unauthorized possession or unauthorized use of residence keys is prohibited and may result in eviction. The resident is not permitted to copy any key or keycard provided by Student Housing and Hospitality Services.

3.32 Unauthorized assignment

You alone, and, if expressly permitted pursuant to this Contract, your designated roommate, may occupy the accommodation. This Contract and your accommodation cannot be assigned, "sublet," lent or otherwise shared with another person without the prior written authorization of the University, such authorization exercised by the University in its absolute discretion and may be withheld and withdrawn for any reason. This is so even when money or other consideration are not exchanged. Unauthorized assignment, "subletting," sharing or lending is a breach of this Contract and will result in the eviction of the other person(s) occupying or sharing your accommodation and may result in the University evicting you.

3.33 Vehicles in pedestrian courtyards

Vehicles, including motorcycles and mopeds and scooters, are not permitted to be driven or parked in pedestrian courtyards or fire lane areas. Consequently, they may be ticketed or towed at the owner's expense. During residence check-in and check-out times, between 8 am and 10 pm, residents must obtain written authorization from the staff at the Front Desk to bring a vehicle into the pedestrian courtyard or area to load or unload their belongings.

3.34 Violence/Physical Aggression

Physical aggression, violence, and/or sexual assault are not tolerated in residence.

Physical aggression—Any physically aggressive or violent behaviour, such as fighting, hitting, punching, slapping, kicking, pushing, pulling, throwing objects at another, et cetera.

Sexual assault—Any unwanted act of a sexual nature imposed by one person on another without consent, such as fondling or sexual intercourse.

Behaviours described in Sections 3.02, 3.09, 3.17 may also be considered as violence and are not tolerated in residence.

Anyone engaging in physically aggressive behaviour or sexual assault may be evicted from residence, and may be referred to the police and/or University Disciplinary Committee and/or Equity office.

The need for self defence is recognized. Physical self defence is acceptable only when the resident has no other means to escape another's physical aggression, and then only at a level necessary to escape. See Appendix II for additional information.

3.35 Weapons

Residents and their guests are not permitted, at any time, to bring onto or keep in your accommodation or the residence property, any of the following (each of which is described as a “weapon”):

- any real or replica projectile weapons, including but not limited to real or replica firearms, air guns, cross-bows, sling shots, paint-ball guns and air guns, which includes BB guns; or
- blades including but not limited to swords, bayonets, épées, and blades used in martial arts; and
- any other weapons, whether used for martial arts or other forms of combat training, or otherwise.

Wielding any object in a threatening or aggressive manner may result in eviction and referral to the police.

3.36 Signs

No signs (electric or otherwise), posters, banners or flags of any size may be hung outside, or around the residence, except with permission from the Residence Life Manager.

4.0 UBC FOOD SERVICES

Totem Park and Place Vanier Residences— Mandatory Residence Meal Plan

Students who reside in Totem Park or Place Vanier residences are required to purchase a meal plan, referred to in this Contract as the “Residence Meal Plan.” The Residence Meal Plan is a declining balance meal plan, with students choosing the items they wish to consume and paying a la carte for each item. The UBC Food Services section of this Contract outlines the costs, options and the payment schedule for the Residence Meal Plan, and rules of conduct for the dining rooms.

Residents not residing in Totem Park or Place Vanier—Optional UBCcard Plan and Savings Plus Plan

Residents who do not reside in Totem Park or Place Vanier residences may elect to purchase a UBC Food Services UBCcard plan or Savings Plus Plan which can be used in residence dining rooms and all UBC Food Services outlets on campus. See section 4.12 below for a description of this plan. These plans are different from a Residence Meal Plan, but do provide costs savings and privileges to purchasers.

If you have questions regarding the Residence Meal Plan, UBCcard plan or Savings Plus Plan, please contact the Meal Plan Accounts Office (see Appendix I for contact information.)

MEAL PLANS

Terms and Conditions

General Terms and Important Information

4.01 General Description of the Residence Meal Plan

All students living in Totem Park or Place Vanier residences must purchase a Residence Meal Plan. Each student must choose one of the Residence Meal Plan options outlined in Appendix V. Accepting an assignment in Totem Park or Place Vanier residence is an automatic acceptance of a Residence Meal Plan account and an acceptance of all of the terms and conditions of the Residence Meal Plan.

Your UBC student identification card (the “UBCcard”) is your meal card. In order to make purchases under your Residence Meal Plan, you must present your UBCcard at the point of sale.

Your Residence Meal Plan is for your personal use only; it is non-transferable and you may not transfer funds to another resident’s Residence Meal Plan.

4.02 Your UBCcard

UBC will issue you a UBCcard. As described above, your UBCcard is the way you make purchases under your Residence Meal Plan. You are responsible for obtaining a UBCcard prior to your first meal in residence. Please visit www.ubccard.ubc.ca, for details. If you are a returning student and already have a UBCcard, your card will be automatically activated as your meal card prior to your arrival at residence.

It is your responsibility to have your UBCcard with you at all transactions. If you do not have your UBCcard or if your UBCcard is not

working properly, you will not be allowed to make purchases on your Residence Meal Plan.

If your UBCcard is lost or stolen, you must immediately report its loss or theft to the UBCcard Office at www.ubccard.ubc.ca or in person at the UBCcard Office (or as otherwise directed by the UBCcard Office). In addition, you should suspend your Campus Plan Account online at our [Online Service Centre](#). You must notify the Meal Plan Office to reactivate your account once you recover or obtain a replacement UBCcard.

If your UBCcard is unavailable to you and you wish to make purchases using your Residence Meal Plan, visit the Dining Room Office in either residence during office hours and with proper identification (e.g. your driver’s licence) to request a temporary voucher. Temporary vouchers are valid for one meal only. Temporary vouchers will be made available to you for a maximum of three business days plus any weekend or holiday before, during or immediately following this three business day period. Temporary vouchers are issued for a limited period of time in order to provide you ample opportunity to reactivate or obtain a new UBCcard. Your UBCcard can be replaced at the UBCcard Office.

In addition to the above, you must comply with the policies, terms and conditions applicable to your UBCcard. In particular, note the following:

- You are responsible for the security of your UBCcard and student number. Do not give out your student number. Treat your card like cash and keep it in a safe place at all times. You are

responsible for all use made of this card and for any indebtedness arising from such use.

4.03 Meal Service Schedules for Totem Park and Place Vanier Dining Rooms

The schedule of first and last meal service dates is as follows:

Term One

First meal: September 3, 2011, lunch

Last meal: December 21, 2011, breakfast

Term Two

First meal: January 2, 2012, dinner

Last meal: April 26, 2012, breakfast

The schedule for meal service throughout these periods will be posted from time to time at your residence's dining room and at www.food.ubc.ca.

4.04 Formal Dinners

Twice a year, near the end of each term, UBC Food Services provides a formal dinner for the residents of Place Vanier and Totem Park. These winter and spring formal dinners are included in the cost of all Residence Meal Plans, but due to seating limitations, require tickets to be picked up in advance. Please visit the Dining Room Office in your residence for further information. During these two special events, you must eat in your own residence only and are not permitted to host non-residents.

4.05 Dining Room Rules and Conduct

In addition to the other rules regarding conduct set out elsewhere in this Contract, you are required to abide by the following dining room rules and conduct standards.

1. Trays, dishes and cutlery are not to be removed from the dining room. The loss of dishware and

cutlery increases your costs, inconvenience, and the use of disposable dishes. Additionally the accumulation of dirty dishes in residence is not desirable.

2. A resident or their guest(s) found responsible for any of the following may be subject to residence standards actions against the resident, compensation to UBC Food Services, a fine, and/or referral to the police:
 - misuse of the UBCcard or number;
 - removal of any product or dining room property from a Food Services facility without payment;
 - consumption of a food item prior to payment; or
 - damage to UBC Food Services' property or equipment.
3. All individuals must wear clean, appropriate clothing in the residence dining room (shirt, shorts, pants or skirt, and shoes). Pajamas, slippers, and bathrobes are not allowed. Muddy cleats and dirty athletic wear are not allowed.
4. Alcohol is not permitted in the dining room.
5. Food Services staff may refuse to serve any individuals that appear to be under the influence of alcohol or illegal drugs, or who are acting in threatening manner, and may ask those individuals to leave the dining room. If you are asked to leave the dining room, you will comply with such request. Please speak to your Residence Life Manager if you have any questions or concerns.
6. Use of roller blades, skateboards, et cetera, are prohibited in the dining room. Bicycles may not be brought into the dining room area. Please use the bike lock area outside the commonsblock.

4.06 Additional General Terms and Important Information

1. If you have any special dietary needs, including but not limited to those due to health or religious beliefs, you must contact Food Services immediately to provide particulars of your needs. Food Services will determine whether your needs can be met.
2. For take-out convenience, UBC Food Services will provide each student with a membership in the Eco-to-Go container exchange program as part of the meal plan at no additional cost. For more information on the Eco-to-Go program, please visit the website at www.food.ubc.ca. Compostable take-out containers are also available to residents wishing to take food out of the dining room; however in support of sustainability, students are urged to use the Eco-to-Go container exchange and are given a 15¢ discount each time they do so.
3. Your guest(s) are permitted to dine with you at your residence's dining room on the following conditions:
 - a) you and your guest(s) are in compliance with all of the provisions in this Contract that relate to guests (see, for example, Section 3.14 and 4.05 above); and
 - b) your guest(s) will be charged the retail prices listed in the dining room.

For greater certainty, you are not permitted to use your Residence Meal Plan privileges to purchase items or obtain discounts for your guest(s) at any UBC Food Services locations including Totem Park and Place Vanier dining rooms.

RESIDENCE MEAL PLAN

Detailed Plan Descriptions, Financial Terms and Cancellation Provisions

4.07 UBC Food Service Residence Meal Plan Description

Residence Meal Plan

The cost of the Residence Meal Plan is made up of the following:

The Capital Improvement Fund (the “CIF”)

This \$65 non-refundable, non-transferable charge is used to replace, repair or upgrade equipment within the residence operations and to manage debt undertaken to upgrade and improve residence dining facilities.

The Overhead charge This amount covers a portion of the costs associated with operating the residence dining rooms. These costs include, but are not limited to, labour, utilities, repairs and cyclical maintenance of facilities, china, cutlery, glassware purchases, and administrative and management costs.

Basic Meal Dollars This declining balance amount is available for the following purposes:

- To make purchases at Place Vanier and Totem Park residence dining rooms. Residence pricing applies on all food items purchased.
- To make food and non-alcoholic beverage purchases at all UBC Food Services campus outlets other than Hubbards at Place Vanier, Magdas at Totem Park, Gage Mini Mart. A 5% discount is applied to retail prices on all food items purchased.

Basic Meal Dollars cannot be transferred to your Flex Dollar account (described below). This restriction ensures that the Residence Meal Plan maintains its tax exemption status.

If you run out of Basic Meal Dollars but have Flex Dollars left in your account, you may use your Flex Dollars to make the purchases described above (what will happen is that Flex Dollars will automatically be transferred to your Basic Meal Dollars account to cover each purchase you make, until your Flex Dollars run out).

Flex Dollars This declining balance amount is available for the purchase of the following items:

- all items at Hubbards at Place Vanier, Magdas at Totem Park and the Gage Mini Mart at the advertised retail price
- alcoholic beverages at Sage Bistro, White Spot and the Point Grill at the advertised retail price subject to appropriate taxes
- food and beverage at non-UBC Food Services operations who are authorized campus partners, eateries and restaurants, as listed on the UBC Food Services website.

When you run out of Flex Dollars, you may purchase additional Flex Dollars—see Section 4.08 Residence Meal Plan Selection and Payment.

4.08 Residence Meal Plan Selection and Payment

Meal Plan Selection

- Review Appendix V of this Contract for a description of each Residence Meal Plan.

- You may select a different Residence Meal Plan at any time up to September 23, 2011.

Meal Plan Payment

- Review Appendix V of this Contract for the Residence Meal Plan fee payment schedule.
- If you are registered in the Winter Session, the first instalment of your Residence Meal Plan fees is due upon acceptance of this Contract. The second instalment of your Residence Meal Plan fees is due by November 4, 2011.

If you are registered in the Term One or Term Two only session, the full amount of your Residence Meal Plan fees is due upon acceptance of this Contract.

- Late payments will be subject to a \$25 late payment fee, in addition to any other remedies UBC may have under this Contract or in law.
- Failure to pay the fees by or on the dates stipulated in this Contract may, in the University's sole discretion, result in the denial of further meals and/or termination of this Contract and eviction from residence.
- Cheques that are returned “NSF” are subject to a bank charge of \$25 and an administration charge of -\$10. Only certified cheques or bank drafts will be accepted after February 29, 2012.

Purchase of Additional Flex Dollars

After your Residence Meal Plan is fully paid, you may purchase additional Flex Dollars as needed. No additional Overhead Charge is charged. Additional Flex Dollars may be added:

- at the Meal Plan Accounts office, Ponderosa Building, 2071 West Mall Monday–Friday,

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9 am to 4 pm using Visa, MasterCard, debit card, cheque or cash;

- by using your bank's on-line payment option. Please note this method will take up to three business days to process;
- by using the Food Services (Student Housing and Hospitality Services) Online Service Centre on line payment option secure.housing.ubc.ca

Meal Plan Payment Deferrals

In extenuating circumstances and at the sole discretion of UBC Food Services, payment deferrals are available. To request this, contact:

Meal Accounts Coordinator
UBC Food Services
2071 West Mall
Vancouver, BC V6T 1Z2

Phone: 604-822-5839

Email: meal.plan@ubc.ca

Website: <http://www.food.ubc.ca>

4.09 One-Term-Only Meal Plan

Fees for students registered for Term One Session only or Term Two Session only are outlined in Appendix V. Students with a residence assignment date other than the start of the term will have their fees pro-rated based on the residence assignment date.

4.10 Cancelling Your Residence Meal Plan before the last month of your Session

For easy reference, the last month of your Session is one of the following:

- If you are registered in the Winter Session or Term Two Session, March 31 to April 26, 2012
 - If you are registered in the Term One Session, November 30 to December 21, 2011
- a) For students registered for the Winter Session or the Term Two Session

If you cancel this Contract prior to your Move-In Date: the first payment of the meal plan will be refunded less a \$25 cancellation fee.

If, on or after your Move-In Date and before March 31, 2012, you cancel this Contract, or transfer to another residence managed by Student Housing and Hospitality Services where a meal plan is not required, then:

- if you make a written request within one week of completing the residence check-out procedures at the Front Desk, you may opt to have the remaining Basic Meal Dollars, Flex Dollars and Overhead charge in your account, less a \$25 administration fee, transferred to a UBCcard plan (note, as set out above, the CIF is non-refundable).
- if you do not make a written request within one week of completing the residence check-out procedures at the Front Desk or if you otherwise opt not to transfer your remaining Basic Meal Dollars, Flex Dollars and Overhead charge to a UBCcard plan, you will be refunded the remaining Basic Meal Dollars, Flex Dollars and Overhead charge in your account, less a \$50

administrative fee (note, as set out above, the CIF is non-refundable).

If your Contract is terminated or if you cancel your Contract on or after March 31, your Residence Meal Plan accounts will be dealt with in accordance with Section 4.11 below notwithstanding the termination or cancellation of the Contract.

- b) For students registered for the Term One Session
- If you cancel this Contract prior to your Move-In Date: the first payment of the meal plan will be refunded less a \$25 cancellation fee.

If, on or after your Move-In Date and before November 30, 2011, you cancel this Contract, or transfer to another residence managed by Student Housing and Hospitality Services where a meal plan is not required, then:

- if you make a written request within one week of completing the residence check-out procedures at the Front Desk, you may opt to have the remaining Basic Meal Dollars, Flex Dollars and Overhead charge in your account, less a \$25 administration fee, transferred to a UBCcard plan (note, as set out above, the CIF is non-refundable).
- if you do not make a written request within one week of completing the residence check-out procedures at the Front Desk or if you otherwise opt not to transfer your remaining Basic Meal Dollars, Flex Dollars and Overhead charge to a UBCcard plan, you will be refunded the remaining Basic Meal Dollars, Flex Dollars and Overhead charge in your account, less a \$50 administrative fee (note, as set out above, the CIF is non-refundable).

If your Contract is terminated or if you cancel your Contract on or after November 30, 2011, your Residence Meal Plan accounts will be dealt with in accordance with Section 4.11 below notwithstanding the termination or cancellation of the Contract.

4.11 **Transfer of Residence Meal Plan Account Balances in the last month of your Session**

In the last month of your Session (described in Section 4.10), the following shall apply:

a) Basic Meal Dollars Balance

Basic Meal Dollars not used by the later of the date in the last month of your Session you actually move out of your residence and the last scheduled residence meal service date in your Session will be either:

- i) automatically transferred at no charge to a Carryover Plan (see below for details of this plan); or
- ii) if you apply in accordance with the terms and conditions set out in Section 4.12 (Gift Cards), transferred, less a \$25 administration charge, to a Gift Card.

b) Flex Dollars Balance

Flex Dollars not used by the later of the date in the last month of your Session you actually move out of your residence and the last scheduled residence meal plan date in your Session, will be automatically transferred at no charge to a UBCCard plan.

Carryover Plan

For residents on a Residence Meal Plan described above (i.e. Totem Park and Place Vanier residents), Basic Meal Dollars not used by the last scheduled residence meal service date in your Session will be automatically transferred at no charge to a Carryover Plan in the manner described above in this Section 4.11.

Basic Meal Dollars transferred to this plan are non-refundable, cannot be redeemed for cash and/or applied as payment to any other UBC Food Services accounts. Once in the Carryover Plan, these funds do not expire.

This plan will enable you to purchase food and non-alcoholic beverages at any UBC Food Services outlets at a 5% discount

OTHER MEAL PLANS

Descriptions of the UBCCard Plan, Savings Plus Plan and Gift Cards

4.12 **Other Plans**

UBCCard Plan

The UBCCard plan offers all UBC students, faculty and staff a 5% discount on every food and non-alcoholic beverage purchase at all participating UBC Food Services locations. UBCCard plan holders use their UBCCard as their payment method. In addition, the UBCCard Plan can be used at any of our campus partners, eateries and restaurants (Prices and promotions are at the discretion of each campus partner, eatery and restaurant. Normally, full retail pricing applies). Please refer to the Food Services website for further details about our campus partners, eateries and restaurants.

You may create and add money onto your UBCCard plan at any Food Services cash register, in-person at the Meal Plan Account Office, or online at www.food.ubc.ca.

In addition to the above, Flex Dollars transferred to a UBCCard plan can be either:

- a) refunded to you, less a \$50 administration fee, if you submit a written request form to the Meal Accounts Coordinator no later than May 6, 2012 (the refund request form is available at www.food.ubc.ca); or
- b) transferred to a Gift Card in the manner set out in the Gift Card section below, less a \$25 administration fee.

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FOOD SERVICES

Savings Plus Plan

The details of the Savings Plus Plan are set out at www.food.ubc.ca/campus-plans/savings-plus-plan. Below is a short description of the Savings Plus Plan; however, if there is any discrepancy between the short description below, and the information on the UBC Food Services website set out above, the details on the UBC Food Services website govern.

The Savings Plus Plan offers all students a total savings of 17% on all food and non-alcoholic beverages purchased at participating UBC Food Services locations only. This plan cannot be used at our campus partner, eatery or restaurant locations. The 17% savings is comprised of an exemption from the HST (12%) plus a 5% discount.

There are three types of Savings Plus Plans: monthly, semester and academic year. You can purchase your Savings Plus Plan online at www.food.ubc.ca or in person at the Meal Plan Account Office.

Once your Savings Plus Plan passes its expiry date, any unused balances automatically transfer to a Carryover Plan. Dollars transferred to a Carryover Plan are non-refundable and cannot be redeemed for cash and/or applied as payment towards any other UBC Food Services accounts. Once in the Carryover Plan, these funds do not expire. The Carryover Plan can be used at all UBC Food Services outlets at a 5% discount (except for Gage, Hubbards and Madgas.

Note: The Savings Plus Plan is subject to change without notice. Please see: www.food.ubc.ca/campus-plans/savings-plus-plan for the most current details of the Savings Plus Plan.

Gift Cards

If you have the option to have any dollars in your Residence Meal Plan or UBCcard Plan accounts transferred to a Gift Card (see above), Food Services will issue a Gift Card to you provided that you:

- a) Submit a completed request form (found at www.food.ubc.ca) by January 9, 2012 to the Meal Accounts Coordinator at the Food Services Meal Plan Accounts Office OR fax the form to 604-822-4152, Attention: Meal Accounts Coordinator. Forms will not be forwarded by other UBC Food Service units.
- b) Pick up your Gift Card(s) from the Food Services Meal Plan Accounts Office, in person, during regular business hours, with photo identification, by September 20, 2012. No reminder will be sent.

You acknowledge and agree that if you fail to pick up your Gift Card(s) by September 20, 2012, you forfeit your Gift Card(s) and the amounts represented by the Gift Card(s).

Please note:

- Gift cards will not be mailed out. This is for security reasons.
- Gift cards will be available for pick up between May 21, 2012 and September 20, 2012.

Gift Card Use

- Basic Meal Dollars transferred to a UBC Food Services Gift Card are non-refundable, cannot be redeemed for cash and /or applied as a payment to other UBC Food Services accounts.
- Gift Cards may be used to purchase any items sold at any UBC Food Services location, paying the posted retail price.
- The value of the Gift Card will not be replaced if the Gift Card is lost, stolen or damaged.

APPENDIX I

Useful Contact Information

If you have questions regarding housing assignments, services, facilities, rates and payments, contact:

Student Housing and Hospitality Services
Main office at
2205 Lower Mall
Marine Drive building 6
Vancouver, BC V6T 1Z4

Phone: 604-822-2811
Fax: 604-822-6935

E-mail: information@housing.ubc.ca

Website: <http://www.housing.ubc.ca>

If you have questions regarding food services, contact:

UBC Food Services
Meal Plan Accounts office
2071 West Mall
Vancouver, BC V6T 1Z2

Phone: 604-822-5839
Fax: 604-822-2384

E-mail: meal.plan@ubc.ca

Website: <http://www.food.ubc.ca>

If you have any questions about residence life programs, staff, activities, residence standards, contact the Residence Life Manager of the residence in which you are interested:

Kaitlyn Hazzard
604-822-2374
Totem Park south
E-mail: kaitlyn.hazzard@ubc.ca

Tiffany Mintah
604-827-3036
Totem Park north
tiffany.mintah@ubc.ca

Cate Morrison
604-822-6832
Place Vanier
E-mail: cate.morrison@ubc.ca

Shandy Clement
604-822-0959
Fairview Crescent, Fraser Hall and
Thunderbird Residences
E-mail: shandy.clement@ubc.ca

Johanna Webber
604-822-1071
Walter H. Gage
E-mail: johanna.waggott@ubc.ca

Jason Moore
604-827-3200
Marine Drive
Email: jason.moore@ubc.ca

Carol Young
604-822-6389
Acadia Park and University Apartments
E-mail: carol.young@ubc.ca

APPENDIX II

Contract Related Terms

Physical Aggression, Violence and Self Defence

Refer to Section 3.34 Violence/Physical Aggression. The need for self defence is recognized. Physical self defence is acceptable only when the resident has **no other means to escape another's physical aggression, and then only at a level necessary to escape**. You are expected to:

- 1) Avoid (conflict) situations that escalate to the point that your physical safety is at risk.
- 2) Walk or run away. Get away from the unsafe situation, even if it means a loss of face or pride. Shout for help. Then immediately seek assistance from the residence life staff.
- 3) If those strategies fail, you are expected to use only the amount of force required to create the opportunity for escape, and immediately seek assistance from the residence life staff.

Guests, Visitors, and Parties

Refer to Section 3.01 Alcohol Use in Residence and 3.20 Parties/Social Gatherings. Friends and socializing are an important part of life on campus. In residence, as in life, it is important that your social agenda does not disrupt others. So, we have some basic rules about social gatherings and parties. First we consider it a party if:

- There are seven or more people present.
- Alcohol is being consumed.
- You are noisy enough to attract attention or distract others.

Parties are not permitted in Totem Park and Place Vanier. If you are having a social gathering or party in suite-style residence (Walter Gage, Marine Drive, Ritsumeikan-UBC House, Fairview Crescent), you are required to pre-register your function with your Residence Life Manager. To do so meet with your Residence Life Manager at least 48 hours before your function to complete a Function Responsibility Form; it is not a lengthy process. If you're not sure if your social gathering needs to be registered, consult with your Residence Life Manager.

Registered parties/social gatherings must abide by the terms of the Function Responsibility Form. One other thing to note — floor or house or private social functions aren't permitted on the same nights as Residence Association or residence-wide events.

Safety Equipment

Refer to Section 3.26 Safety/Security/Fire Equipment.

- Do not disturb or hang things from the fire safety sprinkler heads in your room, lounge, or corridors. If they are accidentally activated the resulting damage will be extensive and expensive for you.
- Never cover or disconnect the smoke or heat detector in your room. If it malfunctions immediately call the Front Desk and the staff will advise you what to do. If a smoke or heat detector is found disconnected or disabled (without permission), all the residents of that room or unit will be at risk of standards action, and will be assessed for reconnection or repair.

Damage to Walls

Refer to Section 3.08 Damage to Property.

- Do not use nails, screws, hooks, glue-on hangers, scotch/masking/duct tape on your walls. You will be at risk of receiving an assessment for, without limitation, the damage.
- To hang posters, please use only poster magic mounts which are available at the Front Desk (for free), or the 3M Command poster strips available at retail stores.
- To hang pictures or decorations use the removable 3M Command picture strips or sawtooth/wireback picture hangers. These are inexpensive and widely available at grocery or hardware stores.

Assessments

Refer to Section 1.0 for the definition of an assessment and 1.23 Damages and Costs. Upon receiving an assessment notice choose one of these two options:

1. Pay the assessment on-line by the due date, or request an extension from the Residence Front Desk Services Coordinator or Residence Life Manager before the due date. Reasonable requests will be accommodated.
2. Appeal the assessment online before the due date. You have to pay the assessment when you submit your appeal.

If you do not pay or appeal your assessment by the due date, it will be applied to your university account. If your account with the University is not in good standing, you will be blocked from future academic registration and residence accommodation.

Protect your Electrical Equipment

Refer to Section 1.21 Liability. Computers and other electronic equipment are sensitive to electrical disturbances. These disturbances can occur frequently and have the potential of disrupting or damaging your sensitive electronic equipment. You can take the following actions to reduce the risk of electrical problems:

- Limit the amount of equipment plugged into one outlet.
- Use three-pronged plugs for equipment that requires them. Never remove the grounding pin from the plug.
- Purchase a good quality "surge suppressor." This is different from a power bar.

Carry Insurance

Refer to Section 1.21 Liability and 1.22 Insurance. Please consider the following:

- What does your insurance cover (e.g. damage or loss due to theft, water, fire earthquake, flood)?
- Is your coverage right for your needs (e.g. depreciated or replacement value)?
- How much insurance do you need to fully protect your belongings?
- Ask your insurance agent about terminology you don't fully understand.

APPENDIX III

Cancellation Prior to Move-In Date

To cancel the Contract before the Move-In Date you are required to give written notice of cancellation online at <https://secure.housing.ubc.ca> or to Student Housing and Hospitality Services, 2205 Lower Mall, Marine Drive building 6 by the applicable dates outlined below. Residence fee refunds will be based on the refund and forfeiture policies outlined below. The meal plan refund policy is provided in Section 4.0 of this Contract.

Term One, Winter Session

If you are registered for the Term One Session only, or for the Winter Session:

- a) The \$50 residence application fee is non-refundable.
- b) The \$250 Lottery Selection deposit (if applicable) that has been applied to your account is not refundable after May 1, 2011.
- c) From July 1, 2011 until September 2, 2011 residence cancellations will be subject to an additional \$300 cancellation fee. The \$300 cancellation fee will only be refunded in the circumstances noted in sub-section (d).
- d) Criteria to qualify for the exceptions noted in (c) are as follows. Evidence acceptable to Student Housing and Hospitality Services must be provided with your written notice of cancellation and must be received at Student Housing and Hospitality Services, 2205 Lower Mall,

Marine Drive building 6, by September 2, 2011 demonstrating that:

1. You are not admitted to UBC; or
2. You have a substantiated medical condition preventing University attendance; or
3. The University has cancelled your courses.

Term Two Session

If you are registered for the Term Two Session only:

- a) The \$50 residence application fee is non-refundable.
- b) The \$250 Lottery Selection deposit (if applicable) that has been applied to your account is not refundable after May 1, 2011.
- c) From November 15, 2011 until January 1, 2012 residence cancellations will be subject to an additional \$300 cancellation fee. The \$300 cancellation fee will only be refunded in the circumstances noted in sub-section (d).
- d) Criteria to qualify for the exceptions noted in (c) are as follows. Evidence acceptable to Student Housing and Hospitality Services must be provided with your written notice of cancellation and must be received at Student Housing and Hospitality Services, 2205 Lower Mall, Marine Drive building 6 by January 1, 2012 demonstrating that:
 1. You are not admitted to UBC; or
 2. You have a substantiated medical condition preventing University attendance; or
 3. The University has cancelled your courses.

Year-Round Session (Marine Drive)

- a) The \$50 residence application fee is non-refundable
- b) From July 1, 2011 until the day preceding the Move-In Date, residence cancellations will be subject to a \$800 cancellation fee. The cancellation fee will be refunded in the circumstances noted in sub-section (c).
- c) Criteria to qualify for the exceptions noted in (b) are as follows. Evidence acceptable to Student Housing and Hospitality Services must be provided with your written notice of cancellation and must be received at Student Housing and Hospitality Services, 2205 Lower Mall, Marine Drive building 6, by the Move-In Date demonstrating that:
 1. You are not admitted to UBC; or
 2. You have a substantiated medical condition preventing University attendance; or
 3. The University has cancelled your courses.

Contract

Student Housing and
Hospitality Services

Residence Contract
2011/2012

One-term only,
winter session and
year-round

APPENDICES

APPENDIX IV

2011/2012 Residence Fees*

Standard room rate payment schedule

RESIDENCE	WINTER SESSION ¹	DUE	DUE	DUE
	September–April	on acceptance	October 7/11	January 6/12
Walter H. Gage (fee includes ResNet, utilities and basic cablevision)				
Tower rooms	\$5,150.00	\$800.00	\$2,473.31	\$1,876.69
Walter H. Gage Apartments (fee includes ResNet, utilities and basic cablevision)				
One-bedroom	\$9,240.00	\$1,450.00	\$4,422.88	\$3,367.12
Studio	\$6,963.00	\$1,050.00	\$3,375.64	\$2,537.36
Fairview Crescent (fee includes ResNet, utilities and basic cablevision)				
Small single room	\$4,738.00	\$800.00	\$2,211.44	\$1,726.56
Medium Single	\$5,150.00	\$800.00	\$2,473.31	\$1,876.69
Medium large single	\$5,232.00	\$800.00	\$2,525.42	\$1,906.58
Large single	\$5,438.00	\$800.00	\$2,656.36	\$1,981.64
Ritsumeikan-UBC House (fee includes ResNet, utilities and basic cablevision)				
Single rooms	\$5,150.00	\$800.00	\$2,473.31	\$1,876.69
Totem Park and Place Vanier (fee includes ResNet, utilities and basic cablevision) Room rates only, meal plan fees are in addition and are listed in Appendix V.				
Totem Park				
Shared room	\$3,955.00	\$800.00	\$1,713.77	\$1,441.23
Single room	\$4,532.00	\$800.00	\$2,080.51	\$1,651.49
Large single room	\$4,862.00	\$800.00	\$2,290.25	\$1,771.75
Connected single	\$5,040.00	\$800.00	\$2,403.39	\$1,836.61
Single–private bath	\$5,440.00	\$800.00	\$2,657.63	\$1,982.37
Place Vanier				
Shared room	\$3,955.00	\$800.00	\$1,713.77	\$1,441.23
Single room	\$4,532.00	\$800.00	\$2,080.51	\$1,651.49
Korea-UBC House and Tec-UBC House (all single rooms)				
Single room	\$4,862.00	\$800.00	\$2,290.25	\$1,771.75
Marine Drive (fee includes ResNet, utilities and basic cablevision)				
Shared four-person	\$6,079.00	\$800.00	\$3,063.77	\$2,215.23
XL Shared two-person	\$7,344.00	\$1,050.00	\$3,617.80	\$2,676.20
Studio	\$7,344.00	\$1,050.00	\$3,617.80	\$2,676.20
Large studio	\$7,944.00	\$1,050.00	\$3,999.15	\$2,894.85

*All residence fees are subject to approval by UBC's Board of Governors.

¹Winter Session: September 3 to December 21, 2011 and January 2 to April 26, 2012

²Year-Round: September 1, 2011 to August 15, 2012

³Term One Only: September 3 to December 21, 2011

⁴Term Two Only: January 2 to April 26, 2012

RESIDENCE	YEAR ROUND ²	DUE	PAYMENTS	PAYMENTS	FINAL PAYMENT
	September–August	on acceptance	Sept/11 to Apr/12	May and June /12	July 1/12
Marine Drive (fee includes ResNet, utilities and basic cablevision)					
Shared four-person	\$8,547.90	\$800.00	\$760.00	\$715.00	\$237.90
XL shared two person	\$10,364.16	\$1,050.00	\$918.00	\$875.00	\$220.16
Studio	\$10,364.16	\$1,050.00	\$918.00	\$875.00	\$220.16
Large studio	\$11,274.81	\$1,050.00	\$993.00	\$965.00	\$350.81

RESIDENCE	TERM ONE ONLY ³	DUE	DUE	TERM TWO ONLY ⁴	DUE
		on acceptance	October 7/11		on acceptance
Walter H. Gage (fee includes ResNet, utilities and basic cablevision)					
Tower rooms	\$2,575.00	\$800.00	\$1,775.00	\$2,575.00	\$2,575.00
One-bedroom	\$4,620.00	\$1,450.00	\$3,170.00	\$4,620.00	\$4,620.00
Studio	\$3,481.50	\$1,050.00	\$2,431.50	\$3,481.50	\$3,481.50
Fairview Crescent (fee includes ResNet, utilities and basic cablevision)					
Small single room	\$2,369.00	\$800.00	\$1,569.00	\$2,369.00	\$2,369.00
Medium Single	\$2,575.00	\$800.00	\$1,775.00	\$2,575.00	\$2,575.00
Medium large single	\$2,616.00	\$800.00	\$1,816.00	\$2,616.00	\$2,616.00
Large single	\$2,719.00	\$800.00	\$1,919.00	\$2,719.00	\$2,719.00
Ritsumeikan-UBC House (fee includes ResNet, utilities and basic cablevision)					
Single rooms	\$2,575.00	\$800.00	\$1,775.00	\$2,575.00	\$2,575.00
Totem Park and Place Vanier (fee includes ResNet, utilities and basic cablevision) Room rates only, meal plan fees are in addition and are listed in Appendix V.					
Totem Park					
Shared room	\$1,977.50	\$800.00	\$1,177.50	\$1,977.50	\$1,977.50
Single room	\$2,266.00	\$800.00	\$1,466.00	\$2,266.00	\$2,266.00
Large single room	\$2,431.00	\$800.00	\$1,631.00	\$2,431.00	\$2,431.00
Connected single	\$2,520.00	\$800.00	\$1,720.00	\$2,520.00	\$2,520.00
Single–private bath	\$2,720.00	\$800.00	\$1,920.00	\$2,720.00	\$2,720.00
Place Vanier					
Shared room	\$1,977.50	\$800.00	\$1,177.50	\$1,977.50	\$1,977.50
Single room	\$2,266.00	\$800.00	\$1,466.00	\$2,266.00	\$2,266.00
Korea-UBC House and Tec-UBC House (all single rooms located in Place Vanier residence)					
Single room	\$2,431.00	\$800.00	\$1,631.00	\$2,431.00	\$2,431.00
Marine Drive (fee includes ResNet, utilities and basic cablevision)					
Shared four-person	\$3,039.50	\$800.00	\$2,239.50	\$3,039.50	\$3,039.50
XL Shared two-person	\$3,672.00	\$1,050.00	\$2,622.00	\$3,672.00	\$3,672.00
Studio	\$3,672.00	\$1,050.00	\$2,622.00	\$3,672.00	\$3,672.00
Large studio	\$3,972.00	\$1,050.00	\$2,922.00	\$3,972.00	\$3,972.00

APPENDIX V

Meal Plan Fees for Place Vanier and Totem Park

The residence dining rooms are managed by UBC Food Services. Meal plans are required for students living in Totem Park and Place Vanier. The following meal plan options are available:

- **Minimum Plan** is designed for students who are not on campus on weekends and who have a smaller appetite.
- **Light Plan** is designed for students with small to light appetites that are occasionally on campus on weekends.
- **Regular Plan** is for students with an average appetite, who are on campus on alternate weekends.
- **Varsity Plan** is designed for those students with a hearty appetite or those who would be spending most weekends on campus.

The Residence Meal Plan costs are:

	MINIMUM PLAN	LIGHT PLAN	REGULAR PLAN	VARSITY PLAN
CHF*	\$65.00	\$65.00	\$65.00	\$65.00
Overhead Cost	\$931.84	\$1,005.76	\$1,113.28	\$1,196.16
Flex Dollars	\$362.88	\$548.80	\$815.36	\$1,019.20
Basic Meal Dollars	\$1,975.68	\$1,975.68	\$1,975.68	\$1,975.68
Total Plan Costs	\$3,335.40	\$3,595.24	\$3,969.32	\$4,256.04

*Capital Improvement Fund

Fee Payment Schedules

Winter Term Contracts (September – April)

The Residence Meal Plan fee payment schedule for Winter Term Contracts is as follows:

	MINIMUM PLAN	LIGHT PLAN	REGULAR PLAN	VARSITY PLAN
First payment due on acceptance	\$1,700.20	\$1,830.12	\$2,017.16	\$2,160.52
Second payment due November 4, 2011	\$1,635.20	\$1,765.12	\$1,952.16	\$2,095.52

Suggested Balances for Meal Dollars and Flex Dollars for the Winter Term Contract

SUGGESTED BALANCE (BASIC Dollars Plus FLEX Dollars)				
DATES	MINIMUM PLAN	LIGHT PLAN	REGULAR PLAN	VARSITY PLAN
2011				
September 1	\$1,169.17	\$1,262.02	\$1,395.74	\$1,498.34
October 1	882.10	\$952.15	\$1,053.04	\$1,130.44
November 1*	\$1,727.65	\$1,864.85	\$2,062.46	\$2,214.06
December 1	\$1,414.48	\$1,526.81	\$1,688.60	\$1,812.72
2012				
January 1	\$1,200.49	\$1,295.82	\$1,433.13	\$1,538.47
February 1	\$892.53	\$963.41	\$1,065.50	\$1,143.82
March 1	\$589.80	\$636.64	\$704.10	\$755.86
April 1	\$266.19	\$287.33	\$317.78	\$341.14
SUGGESTED BALANCE (BASIC Dollars Only)				
DATES	MINIMUM PLAN	LIGHT PLAN	REGULAR PLAN	VARSITY PLAN
2011				
September 1	\$987.84	\$987.84	\$987.84	\$987.84
October 1	\$745.29	\$745.29	\$745.29	\$745.29
November 1*	\$1,459.71	\$1,459.71	\$1,459.71	\$1,459.71
December 1	\$1,195.11	\$1,195.11	\$1,195.11	\$1,195.11
2012				
January 1	\$1,014.30	\$1,014.30	\$1,014.30	\$1,014.30
February 1	\$754.11	\$754.11	\$754.11	\$754.11
March 1	\$498.33	\$498.33	\$498.33	\$498.33
April 1	\$224.91	\$224.91	\$224.91	\$224.91
SUGGESTED BALANCE (FLEX Dollars Only)				
DATES	MINIMUM PLAN	LIGHT PLAN	REGULAR PLAN	VARSITY PLAN
2011				
September 1	181.33	\$274.18	\$407.90	\$510.50
October 1	\$136.81	\$206.86	\$307.75	\$385.15
November 1*	\$267.94	\$405.14	\$602.75	\$754.35
December 1	\$219.37	\$331.70	\$493.49	\$617.61
2012				
January 1	\$186.19	\$281.52	\$418.83	\$524.17
February 1	\$138.42	\$209.30	\$311.39	\$389.71
March 1	\$91.47	\$138.31	\$205.77	\$257.53
April 1	\$41.28	\$62.42	\$92.87	\$116.23

*Reflects the increase from the payment due November 4, 2011

Contract

Student Housing and
Hospitality Services

Residence Contract
2011/2012

One-term only,
winter session and
year-round

APPENDICES

ONE TERM ONLY CONTRACTS

September to December or January to April

The Residence Meal Plan costs for a one term only Contract are as set out above.
The fee payment schedule is as follows:

	MINIMUM PLAN	LIGHT PLAN	REGULAR PLAN	VARSIY PLAN
Payment for September–December due on acceptance	\$1,706.40	\$1,832.84	\$2,014.87	\$2,154.39
Payment for January–April due on acceptance	\$1,744.00	\$1,877.40	\$2,069.45	\$2,216.65

Suggested balance, including Meal Dollars and Flex Dollars for a one-term-only Contract

Term One

SUGGESTED BALANCE (BASIC Dollars Plus FLEX Dollars)				
DATES	MINIMUM PLAN	LIGHT PLAN	REGULAR PLAN	VARSIY PLAN
2011				
September 1	\$1,169.17	\$1,262.02	\$1,395.74	\$1,498.34
October 1	\$882.10	\$952.15	\$1,053.04	\$1,130.44
November 1*	\$558.49	\$602.84	\$666.72	\$715.72
December 1	\$245.33	\$264.81	\$292.86	\$314.38
SUGGESTED BALANCE (BASIC Dollars Only)				
DATES	MINIMUM PLAN	LIGHT PLAN	REGULAR PLAN	VARSIY PLAN
2011				
September 1	\$987.83	\$987.83	\$987.83	\$987.83
October 1	\$745.28	\$745.28	\$745.28	\$745.28
November 1*	\$471.87	\$471.87	\$471.87	\$471.87
December 1	\$207.27	\$207.27	\$207.27	\$207.27
SUGGESTED BALANCE (FLEX Dollars Only)				
DATES	MINIMUM PLAN	LIGHT PLAN	REGULAR PLAN	VARSIY PLAN
2011				
September 1	\$181.34	\$274.18	\$407.90	\$510.50
October 1	\$136.82	\$206.86	\$307.75	\$385.15
November 1*	\$86.62	\$130.97	\$194.85	\$243.85
December 1	\$38.06	\$57.54	\$85.59	\$107.11

Term Two

SUGGESTED BALANCE (BASIC Dollars Plus FLEX Dollars)				
DATES	MINIMUM PLAN	LIGHT PLAN	REGULAR PLAN	VARSIY PLAN
2012				
January 1	\$1,169.17	\$1,262.02	\$1,395.74	\$1,498.34
February 1	\$892.53	\$963.41	\$1,065.50	\$1,143.82
March 1	\$589.80	\$636.64	\$704.10	\$755.86
April 1	\$266.20	\$287.34	\$317.79	\$341.15
SUGGESTED BALANCE (BASIC Dollars Only)				
DATES	MINIMUM PLAN	LIGHT PLAN	REGULAR PLAN	VARSIY PLAN
2012				
January 1	\$987.84	\$987.84	\$987.84	\$987.84
February 1	\$754.10	\$754.10	\$754.10	\$754.10
March 1	\$498.33	\$498.33	\$498.33	\$498.33
April 1	\$224.92	\$224.92	\$224.92	\$224.92
SUGGESTED BALANCE (FLEX Dollars Only)				
DATES	MINIMUM PLAN	LIGHT PLAN	REGULAR PLAN	VARSIY PLAN
2012				
January 1	\$181.33	\$274.18	\$407.90	\$510.50
February 1	\$138.43	\$209.31	\$311.40	\$389.72
March 1	\$91.47	\$138.31	\$205.77	\$257.53
April 1	\$41.28	\$62.43	\$92.88	\$116.24