Residence Contract 2020-21
OUR MISSION
To create a supportive, inclusive community for students to live, learn, and flourish

OUR VISION
To be the foundation of the Western experience where students build character, succeed in their academic journey, and establish connections to last a lifetime

OUR VALUES
We care deeply about our students, and together, we embrace the following core values:

**Trust:** We act with integrity and assume the good intentions of others.

**Respect:** We treat others, ourselves, and our workplace with respect, holding ourselves accountable for our actions.

**Commitment to Diversity:** We value a positive environment where individual differences and diversity of thought are understood, accepted, and appreciated.

**Belonging:** We believe everyone should have the opportunity to find their place in residence, working together to create an inclusive community where everyone belongs.

**Transformational Moments:** We value the opportunity to facilitate life-changing or thought-shifting moments, paving the way for positive personal development.

**Service to Others:** We believe in deepening our social conscience and serving the community through civic engagement.

**Health and Wellness:** We promote an environment where health, wellness and balance are possible, encouraging staff and students to take care of their minds and bodies by living their best lives.

**Sustainability:** We make socially and environmentally responsible choices.

**Innovation and Technology:** We embrace technological change and are willing to take risks to improve our knowledge, skills, and efficiency.

**Leadership:** We promote the value of learning and encourage leadership development through collaborative decision-making and open communication.
We acknowledge that Western University is located on the traditional lands of the Anishinaabek, Haudenosaunee, Lünaapéewak and Attawandaron peoples, on lands connected with the London Township and Sombra Treaties of 1796 and the Dish with One Spoon Covenant Wampum. With this, we respect the longstanding relationships that Indigenous Nations have to this land, as they are the original caretakers. We acknowledge historical and ongoing injustices that Indigenous Peoples (e.g. First Nations, Métis and Inuit) endure in Canada, and we accept responsibility as a public institution to contribute toward revealing and correcting miseducation as well as renewing respectful relationships with Indigenous communities through our teaching, research and community service.
Welcome to Western’s Residence community! You are required to read and abide by all aspects of this Residence Contract (the “Contract”). This is a legal document; please read it carefully to understand its terms. Western University (“the University”) may change the information in this Contract without prior notice.

This Contract governs the relationship between students living in residence (“residents,” “you”) and Western University as represented by the Division of Housing and Ancillary Services, (“Housing” or “e”).

You must abide by this Contract, the laws of Ontario and Canada, and the policies of Western University while living in residence.

You must also abide by Western’s Code of Student Conduct, found at uwo.ca/univsec/pdt/board/code.pdf.

This Contract covers day-to-day residence living and extends to all residence-related events, including, but not limited to, Orientation Week, Programs, and Residents’ Council events such as dances and formals. This also includes events hosted on Western’s campus and those beyond the campus community.

Your privacy is important to Western and we protect you in the following ways: we will not release information about your whereabouts should we receive inquiries by phone, in person, or at our residence front desks. Nor will we provide your room number or verify whether or not you live in the building without your consent.

Visit uwo.ca/univsec/privacy/index.html for more information about the use and protection of your personal information at Western.

Commitment to Diversity

We’re all part of Western’s diverse community. Residence Life embraces, appreciates, and celebrates people of all races, nationalities, sexes, ages, gender identities and expressions, affectional and sexual orientations, socioeconomic statuses, spiritual practices, abilities, and any other dimension of personal lifestyle. Society is strengthened by human diversity and the growth fostered by an inclusive community. Every person has equal worth and deserves to be treated with dignity and respect accordingly.

We work and live together, maintaining an environment of mutual respect, interpersonal curiosity, while striving to have positive interactions with one another. We can learn from one another and gain a greater understanding of and appreciation for our fellow people.

We’re responsible for our actions and our behaviour will model our values: we’ll treat others with respect and we expect them to do the same to us. We don’t subscribe to attitudes or actions which hurt or degrade another person because of their race, nationality, sex, age, gender identity and expression, affectional and sexual orientation, socioeconomic status, spiritual practice, ability, or any other reason. Any form of abuse, harassment, threat, or violence is incompatible with our philosophy and will not be tolerated. We don’t accept ignorance, anger, alcohol, or substance abuse as a valid excuse, reason, or rationale for negative behaviour.
### 2020–21 RESIDENCE ROOM & MEAL PLAN RATES
September–April (8 Months)

All rates are subject to change/approval by the University Senate and the Board of Governors. *Please refer to the chart at the bottom for the meal plan food credit breakdown.

<table>
<thead>
<tr>
<th>RESIDENCE</th>
<th>FIXED COSTS (Non-Refundable)</th>
<th>TOTAL FEES (Room and Meal Plan)</th>
</tr>
</thead>
<tbody>
<tr>
<td>TRADITIONAL STYLE</td>
<td></td>
<td></td>
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<tr>
<td>Delaware Hall</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Medway-Sydenham Hall</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Saugeen-Maitland Hall</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Double Room</td>
<td>$7,740</td>
<td>$13,690</td>
</tr>
<tr>
<td>Single Room</td>
<td>$8,460</td>
<td>$14,410</td>
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<tr>
<td>HYBRID STYLE</td>
<td></td>
<td></td>
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<tr>
<td>Ontario Hall</td>
<td></td>
<td></td>
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<tr>
<td>Perth Hall</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Double Room</td>
<td>$9,220</td>
<td>$15,170</td>
</tr>
<tr>
<td>Single Room</td>
<td>$10,010</td>
<td>$15,960</td>
</tr>
<tr>
<td>SUITE STYLE</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Elgin Hall</td>
<td></td>
<td></td>
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<tr>
<td>Essex Hall</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single Room</td>
<td>$10,400</td>
<td>$16,350</td>
</tr>
<tr>
<td>Alumni House</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single Room</td>
<td>$8,260</td>
<td>$8,260</td>
</tr>
<tr>
<td>London Hall</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single Room</td>
<td>$9,820</td>
<td>$9,820</td>
</tr>
</tbody>
</table>

*2020–21 TOTAL FOOD CREDIT (Refundable)

<table>
<thead>
<tr>
<th>RESIDENCE DOLLARS</th>
<th>FLEX DOLLARS</th>
<th>TOTAL FOOD CREDIT</th>
</tr>
</thead>
<tbody>
<tr>
<td>$2,100</td>
<td>$650</td>
<td>$2,750</td>
</tr>
</tbody>
</table>

### PAYMENT METHODS

Your residence charges are combined with your tuition charges on one statement in your Student Center account. Your prepayment made to the Housing Office will be applied towards your statement of account. To make payments towards your statement of account, follow the payment methods listed on the Office of the Registrar’s website.

Visit registrar.uwo.ca for more information.
Cancellations Prior to Move-In

If you do not make this payment by the deadline, otherwise your payment will be considered late. Allow 2-3 business days for a payment to be processed to your account. If your payment is not received by the deadline, or a suitable payment plan arranged, this may result in the loss of your residence space, your placement in extended housing (e.g., combining multiple residents into rooms), and/or a further assessment of academic penalties as well as the applicable financial penalties. Non-payment will prevent future registration and will not allow you to obtain a grade report, a transcript, or degree/diploma until the balance owing is fully paid. If there is an outstanding balance of your fees at the end of the academic year, any unused balance of your meal plan food credit may be applied towards your outstanding balance in your Student Center. If you currently have an outstanding balance in your Student Center or Western University Rental Account from a previous year, you will not be eligible to live in residence until payments are made in full. If you do not make this payment by July 1, 2020, your residence reservation will be cancelled.

Transferring to Western Apartments

Transfers of prepayments from residence to University-owned apartments and vice-versa will be permitted prior to April 30, 2020. After April 30, 2020 your prepayment will be forfeited and you will be subject to all applicable charges and withdrawal regulations.

Withdrawal From Residence

You are required to meet with your Residence Manager after move-in if you wish to withdraw from living in residence. You are required to complete a Residence Withdrawal Form.

If you withdraw, or are required to withdraw from residence and also withdraw academically from Western for any reason, you will be assessed a $900 withdrawal fee (“Withdrawal Fee”), not as a penalty, but as liquidated damages to cover the costs of processing the withdrawal and finding and processing a replacement occupant who is not currently living in residence.

If you withdraw from residence but remain a Western student, you will be held financially responsible for your full residence fee (including meal plan overhead costs). The amount that you owe may be reduced if another student, not currently living in residence, meets residence eligibility requirements, accepts a space in residence and assumes financial responsibility for the prorated balance of the residence fee. You will also be assessed the Withdrawal Fee.

You are required to be a full-time Western University student to live in residence. If you voluntarily withdraw from Western or cease to be a full-time student, you will be required to withdraw from residence and will be assessed the Withdrawal Fee.

Termination From Residence

If your Residence Contract is terminated, you will be held financially responsible for your full residence fee (including meal plan overhead costs). Your residence fees will not be reimbursed if you withdraw from Western following termination of your Residence Contract, or if you have been suspended or expelled from Western under the Code of Student Conduct or a Scholastic Offence Policy. It will be considered a termination and the terms outlined in this Contract will apply.

Rate Adjustments for Room Changes

If you move to a different room during the academic year that charges a different room rate than your original room, your account will be prorated to reflect the cost of the new room for the remaining academic year.
The COVID-19 pandemic has led to significant changes in how we live and interact with one another. As Provincial and Federal authorities in Canada take action to prevent the spread of COVID-19 and “flatten the curve”—that is, to reduce the growth rate of new COVID-19 infections, many ordinary activities in our daily lives have been impacted. We hope to resume as much as possible our normal activities in the fall of 2020. However, we must also prepare should the pandemic threaten the health and wellness of our community. Due to the uncertainty created by COVID-19, Western University reserves the right to delay occupancy or terminate the Residence Contract with you in the event that: (1) the University determines that it is prudent or necessary to do so for reasons of public health or student safety, or (2) the University is required by law, order or directive to close one or more of its residences, to limit the number of persons residing in residence, or such other law, order or directive affecting the normal operation of its residences. In such circumstances, Western University will provide you with reasonable notice and either reduce your residence fees or refund you a prorated amount of any prepaid residence fees.

<table>
<thead>
<tr>
<th>FEES</th>
<th>CHARGES</th>
<th>FINES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Students are assigned fees as specific costs for services rendered.</td>
<td>Students are assigned charges because of direct out-of-pocket expenses incurred by Housing &amp; Ancillary Services.</td>
<td>Students are assigned fines as a deterrent to certain behaviour.</td>
</tr>
<tr>
<td>$900</td>
<td>Residence Prepayment</td>
<td>$20&lt;br&gt;(begins)</td>
</tr>
<tr>
<td>$450</td>
<td>Cancellation fee before August 4, 2020</td>
<td>$75</td>
</tr>
<tr>
<td>$900</td>
<td>Cancellation fee after August 4, 2020 but before September 6, 2020</td>
<td>$25</td>
</tr>
<tr>
<td>$900</td>
<td>Withdrawal fee</td>
<td>$30</td>
</tr>
<tr>
<td>$60</td>
<td>Returned cheque fee</td>
<td>$30</td>
</tr>
<tr>
<td>$40</td>
<td>Food credit refund processing fee</td>
<td>$50</td>
</tr>
<tr>
<td>$50</td>
<td>Extra day accommodation fee, per diem</td>
<td>$50</td>
</tr>
<tr>
<td>$60 +PST</td>
<td>Tenant Insurance</td>
<td>$50</td>
</tr>
<tr>
<td>$395</td>
<td>RezNet service fee for eight months</td>
<td>$50</td>
</tr>
<tr>
<td>$50</td>
<td>Laundry card (non-refundable)</td>
<td>$100</td>
</tr>
<tr>
<td>$2</td>
<td>Laundry – basic wash or dry per load (with laundry card)</td>
<td>$100</td>
</tr>
<tr>
<td>$200</td>
<td>Winter break accommodation</td>
<td>$20</td>
</tr>
<tr>
<td>$5</td>
<td>Replacement laundry card (card only)</td>
<td>$75</td>
</tr>
<tr>
<td>$25</td>
<td>Charge for dish/tray/cutlery removal from dining halls</td>
<td>$25</td>
</tr>
<tr>
<td>$100</td>
<td>Charge for unauthorized extended stay per night</td>
<td>$30</td>
</tr>
<tr>
<td>$170</td>
<td>Lock change/reprogramming charge (actual cost)</td>
<td>$30</td>
</tr>
<tr>
<td>$200</td>
<td>Fire alarm resetting (covers electrician costs)</td>
<td>$50</td>
</tr>
<tr>
<td>$200</td>
<td>Accidental fire alarm (e.g., cooking)</td>
<td>$50</td>
</tr>
<tr>
<td>$700</td>
<td>Unintended fire alarm resulting from prohibited activity (e.g., hall sports, horseplay)</td>
<td>$50</td>
</tr>
<tr>
<td>$950</td>
<td>Malicious fire alarm (e.g., tampering with fire equipment + damages)</td>
<td>$100</td>
</tr>
</tbody>
</table>

Please note that these rates are subject to change without notice. Charges for one term are approximately half of the entire academic year rates and are

**DELAYS IN OCCUPANCY OR TERMINATION OF CONTRACT DUE TO COVID-19**

The COVID-19 pandemic has led to significant changes in how we live and interact with one another. As Provincial and Federal authorities in Canada take action to prevent the spread of COVID-19 and “flatten the curve”—that is, to reduce the growth rate of new COVID-19 infections, many ordinary activities in our daily lives have been impacted.

We hope to resume as much as possible our normal activities in the fall of 2020. However, we must also prepare should the pandemic threaten the health and wellness of our community. Due to the uncertainty created by COVID-19, Western University reserves the right to delay occupancy or terminate the Residence Contract with you in the event that: (1) the University determines that it is prudent or necessary to do so for reasons of public health or student safety, or (2) the University is required by law, order or directive to close one or more of its residences, to limit the number of persons residing in residence, or such other law, order or directive affecting the normal operation of its residences. In such circumstances, Western University will provide you with reasonable notice and either reduce your residence fees or refund you a prorated amount of any prepaid residence fees.
Students will receive a notification from Housing with their designated move-in date and time. Students must vacate their building within 24 hours following the date of their final examination, test or class at the end of each term or by noon on closing day (in both December and April), whichever is earlier (unless granted special permission from the Housing Office). This ensures residences remain quiet and conducive to sleep and study during the final exam period. You may be asked to vacate the residence before your 24-hour move-out timeline if your behaviour is called to Housing’s attention during the exam period. You will be held financially accountable for the condition of your room and furnishings based on inventories and assessment conducted after you move out. 

You are required to complete a Room Inventory and Condition Checklist (RICC), which can be found on the myHousing Portal, within three days of moving in. An incomplete move-in checklist indicates your room was in perfect condition when you first moved in. Any assessed damage or missing items will be your financial responsibility.

Any property left in a residence following building closure may be assumed to be unwanted and donated or disposed of accordingly. Should you wish to appeal any assessment relating to damage, contact residenceappeals@uwo.ca for more information.

Room damages will be assessed after you move out and will be reflected on your statement of account which you can access via your Student Center account.

Pay floor damages at your residence front desk, prior to moving out of residence.

State of Emergency
A state of emergency or other unforeseen developments (e.g., severe weather, fire, flood, labour disruption, illness outbreak) may make normal residence operations difficult or impossible to sustain. Utilities may not be available and food services may be limited. Housing reserves the right to require you to vacate your room if any such situation occurs. Should this occur, all residences (or sections thereof) will remain closed and inaccessible until further notice. We may reassign you to an alternate residence space should facilities require sufficient repair work. In the event that accommodations assigned to the student are destroyed or otherwise made unavailable and Housing does not furnish other accommodations, the Contract will terminate with fees prorated to the date of termination; all further rights and liabilities of the parties will end, except your obligation to make payment for amounts owing prior to termination and for damage.

Notice to Vacate
We reserve the right to refuse admission or readmission to Housing or cancel your Contract during the academic year if you fail to meet Housing requirements, standards, policies and/or regulations, or in the event of arrest or criminal conviction. You will be held financially responsible for your full residence fees in such cases.

When moving out of your residence room, you must:

- Remove your property as well as all garbage and recycling from your room.
- Turn in all keys that were assigned to you when you moved in including your mailbox key. You will be billed if you fail to turn in your key(s) before leaving campus.
- Leave your room, Housing fixtures, and appliances clean and return furniture to its original position. You may be charged a cleaning fee if you fail to do so.
- Pay floor damages at your residence front desk, prior to moving out of residence.
Your Mental Health and Wellness

We are committed to supporting and promoting the mental health and wellness of our students and residence communities, respecting and recognizing the impact for both.

Western offers a variety of services in support of student wellbeing and Housing works in close collaboration with these services to facilitate your healthy and successful residence experience. Residence Counselling (needtotalk@uwo.ca) provides free, professional, confidential counselling services to residence students on a wide variety of issues.

Be sure to access Mental Wellbeing on the Western website uwo.ca/health/mental_wellbeing. This site brings together all of Western’s mental health resources in one location, and provides information to students and parents with links to our campus and London community resources.

You may be asked to join us in implementing a Self Care and Safety Plan which outlines the supports and resources available including those available on a 24/7 basis. The intention of the Self Care and Safety Plan is to highlight a shared accountability in self care and safety planning, available resources and the support available to access those resources. At times, we will also reach out to involve parents, guardians or primary supports who can support in your self care and safety.

In instances where it appears mental health issues may compromise your wellbeing or the safety or wellbeing of other residents, Residence Staff, the facility, or the broader campus community, we may require an independent assessment to determine if you are able to live safely and independently in residence.

Out of concern for your wellbeing and the wellbeing of other residents and staff, in situations where your behavioural and mental health issues jeopardize your wellbeing and/or the wellbeing and safety of others or otherwise exceed our capacity to support you, you may be required: (i) to take a leave from residence until your health is restored; (ii) to find alternate accommodations off campus that better suit your needs; and/or (iii) to hire a professional personal support worker (at your expense) to provide increased supervision and support.

Should your behaviour and/or health issues cause us serious concern, we may notify your parent, guardian or other close relative or friend to facilitate contact with you and/or to discuss whether we can safely and effectively continue to support you in residence for your current year or in future academic years.
We reserve the right to assign rooms based on availability, including combining multiple residents into rooms (within reasonable limits of safety and comfort) in situations of high demand.

Housing reserves the right to terminate your Residence Contract, reassign residences or rooms, and to effect other measures for reasons that include, but are not limited to, the safety, security, and conduct of the residence program.

You will be responsible for paying any difference in prorated room charges if you are moved to a different room type (e.g., the single-room rate is charged if you are moved from a double to a single room, prorated from the date you take occupancy of the single room accommodation). You are not permitted to sublet your residence room or offer residence spaces on rental services such as (but not limited to) Airbnb.

VACANCY AND CONSOLIDATION POLICY

Housing reserves the right to move you to a different space in residence to reduce losses in revenue and to fill vacancies that may occur throughout the year. You will be notified in advance that consolidation will be taking place. If a vacancy occurs in your room or suite, you must:

- Keep the unoccupied portion of the room in a condition that would allow a new roommate to move into the room on short notice.
- Display a welcoming attitude of respect, cooperation, and acceptance toward any resident who is newly assigned to your room/suite.

Failure to comply with the above may result in applicable room set-up/cleaning charges and/or disciplinary sanctions.

The Housing Office will endeavour to fill the space as quickly as possible by:

- Consulting the residence waiting list.
- Consolidating vacancies from within the floor, unit or building.

You may be given the option of retaining the room privately for the remainder of the academic year at an adjusted rate in the rare event that there is space available but there is not a current demand for housing by other students. Your double room is then defined as a “super-single”. The super-single adjusted rate will be calculated on a pro-rated basis until the end of the term and will be based on a $2,430 premium charged for the full academic year. Housing reserves the right to reassign you to an alternate residence room if you choose not to pay the premium.
YOU ARE REQUIRED TO CARRY TENANT INSURANCE

Tenant insurance is a requirement for all students living in residence at Western. During the term of your Residence Contract and any renewals or extensions thereof, you must carry insurance coverage at your own expense for the loss of personal property and for liability for personal injury and property damage with a limit of no less than $1 million for any one occurrence. You will automatically be billed for and issued tenant insurance through a recommended insurance broker as part of the Residence Placement Questionnaire process. Alternatively, if you hold an insurance policy that will cover you during your stay in residence, you are able to opt out by September 15, 2020. If you are a winter term student only, you are able to opt out by January 15, 2021. You will be required to provide your policy information via a link provided in the Residence Onboarding Process.

Housing 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: whether or not this may occur in your accommodation or on the residence property, including storage facilities.

You will be held financially liable for damage to residence buildings or property that results from willful or negligent actions by either you or your guest(s). Even though it may not be your intention to damage Housing property, you will be held liable for any such damages. Further, you will be held responsible for any and all damage costs resulting from frozen and/or burst pipes caused by you or your guest(s) due to events such as failure to keep your windows closed in cold temperatures.

YOU TAKE RESPONSIBILITY FOR YOUR VALUABLES

Housing will not be responsible for any loss or damage occurring to any of your belongings during the move-in process even if they were moved in by a Housing volunteer or Residence Staff. You are expected to clearly label your luggage, boxes, bags, and other belongings with your first and last name. You are responsible for moving valuable items into residence yourself. Do not allow Housing volunteers or Residence Staff to handle any personal items of monetary or sentimental value.

This includes but is not limited to: laptops, computers, cell phones, tablets, electronics, video game systems, musical instruments, jewelry, textbooks, cash, gift cards, etc. You will not be compensated for items that are lost, misplaced, damaged, or broken (by any means) during the move-in process.

You may leave personal property in your room during statutory holidays, the winter break, and Reading Weeks, unless Housing indicates in advance a need to have the room vacated. You should always take valuable items (e.g., jewelry, computers, TVs, and the like) with you when you leave as Housing cannot guarantee the security of personal belongings in your room. It is your responsibility to ensure your doors and windows are locked whenever you are not in your room.
Our residence behavioural management process:

- Educates students in regard to their actions and responsibilities
- Protects the residence community from conduct violations
- Maintains an environment that supports learning
- Repairs any harm that is done to the community

We actively foster the personal and social development of students who are held accountable for violations of the Residence Contract. The behavioural management system is designed to promote self-discipline and increase your capacity to respect the rights of others. We emphasize appropriate conflict resolution methods and educational opportunities before punitive measures are considered, whenever possible.

We investigate behaviour that is not consistent with the Residence Contract. We may use many sources of information (e.g., meal plan or lock/key logs, guest records, online forums, surveillance footage, etc.) if necessary to assist in a rigorous and thorough investigation. We review our findings, the incident report, interview witnesses, and then meet with you to discuss what happened. Outcomes are based on a balance of probabilities given the information with which we are provided. You may receive fines and/or sanctions up to and including the termination of your Residence Contract if your behaviour violates the behavioural standards outlined in this Contract.

TELL THE TRUTH AND TAKE RESPONSIBILITY

An honest understanding of the facts and the surrounding circumstances is the best guarantee of a good outcome. Be upfront about what you know or what you have done. Falsifying or suppressing facts will lead to additional sanctions. You are obligated to report violations of the Residence Contract and to cooperate with the investigation of incidents. Dishonesty, collusion, or deliberate attempts to cover up the facts may result in sanctions. When required or appropriate, we maintain the confidentiality of comments and observations provided to us during an investigation.

Disciplinary matters will be evaluated and the decision will be conveyed to you within a reasonable time. We review each case on an individual basis and take the severity of the incident and its impact on the residence community into consideration when determining the appropriate sanction(s). All efforts will be made to contact those involved, including placing a hold on meal plans and temporarily invalidating room keys if we are unable to contact a student through a Western-provided e-mail address. You are obligated to book, attend, and participate in meetings with Housing staff should they request them for the purposes of information gathering or delivering outcomes. Failure to attend a meeting may result in sanctioning without input.

RESPECTFUL TREATMENT OF OTHERS

We will not tolerate verbal, written, or online abuse, threats, intimidation, violence, or other forms of harassment against any member of our community for any reason including, but not limited to, culture, race, religion, gender identity, or sexual orientation. Incidents of harassment should be reported to your Residence Staff and/or Residence Manager and to the Campus Community Police.

- You will be subject to disciplinary sanctions if you make sexist, racist, or homophobic comments or jokes. Housing will not accept ignorance, anger, alcohol, or substance abuse as an excuse, reason, or rationale for such behaviour.
- Harmful behaviour may trigger disciplinary sanctions in addition to the recommendation of support services. Your Residence Contract may be terminated if you engage in harassment, threaten, or assault another resident.
- Housing has a responsibility to protect its employees as well as Residence Life Student Leaders. Members of the residence, hospitality, caretaking, maintenance, and front desk staff are to be treated with respect and courtesy at all times. Behaviour that creates a hostile work environment or that is disrespectful to Residence Life Student Leaders, including intimidation, threats, directed expletives, bullying, electronic surveillance, or other forms of harassment will not be tolerated and may result in the termination of your Residence Contract.

BEHA VI OURAL EXPECTATIONS

Noise

It is your responsibility to maintain a reasonable noise level at any time and to actively request that others do the same. Call the front desk if someone is ignoring your requests for peace and quiet. Noise should never be audible beyond your room, even when quiet hours are not in effect. Excessive noise is not tolerated. You should always use headphones to avoid disturbing others. You may be asked to remove personal belongings that cause unreasonable noise from residence. Every building has quiet hours Sunday through Thursday from 11:00 p.m. to 8:00 a.m. Quiet hours begin at 1:00 a.m. on Friday and Saturday nights and continue until 11:00 a.m. the following morning.

24-hour quiet hours are in effect throughout examination periods in December and April. You may be required to
leave residence early during the exam periods if you create unreasonable noise or distraction.

Disciplinary sanctions for unacceptable noise may include a letter of warning and/or an educational sanction, depending on the impact and severity of the incident.

**Alcohol**

We encourage students who choose to consume alcohol to do so safely and responsibly. Consumption of alcohol is not an excuse for inappropriate behaviour or activity. Violations of Ontario’s Liquor Licence Act and/or inappropriate behaviour resulting from alcohol use may lead to Housing notifying your parent/guardian/emergency contact and significant disciplinary measures (including termination of your Residence Contract).

You may receive an Alcohol Behaviour Contract should excessive, irresponsible, or dangerous use of alcohol result in a violation of your Residence Contract.

Underage students who consume alcohol may be subject to additional disciplinary sanctions as this is a violation of the Ontario Liquor Licence Act. We may notify your parent/guardian/emergency contact if your underage drinking results in disciplinary sanctions.

You will be subject to severe disciplinary sanctions if you purchase alcohol for or supply alcohol to someone who is underage.

You may only consume alcohol in residence rooms provided you are of legal age. No open alcohol (i.e., if seal is broken) is permitted in hallways, stairwells, lounges, lobbies, or other common areas. Floor crawls/tours and any drinking games or activities (funneling, flip cup, beer pong, kings, century club, etc.) are strictly prohibited. You will be asked to remove any items related to these activities from residence and sanctions will be imposed. Drinking games using liquids other than alcohol (including water) are also strictly prohibited. Behaviours resulting from excessive alcohol consumption will result in disciplinary action. Repeated behaviour or serious incidents involving alcohol may trigger disciplinary sanctions in addition to the recommendation of support services.

Beer may only be brought into residence in single-serving aluminum cans. You may be fined $30 if found in possession of beer bottles, as broken bottles can create a hazard in our residence communities. Kegs, mini-kegs, 3.8 litre liquor bottles (i.e., “Texas Mickeys”), and other large volume containers (e.g., larger than 40 oz./1183 mL for spirits or wine) are not permitted in residence. The making of beer, wine or any other alcoholic beverage by any means in residence is prohibited.

Western students and residents are also subject to the conditions of the Campus Alcohol Policy: [uwo.ca/univsec/pdf/policies_procedures/section1/mapp133.pdf](http://uwo.ca/univsec/pdf/policies_procedures/section1/mapp133.pdf).

Disciplinary sanctions for alcohol violations range from a letter of warning to termination of Residence Contract, depending on the impact and severity of the incident.

**Smoking, Vaping and Tobacco Use**

Smoking, vaping and tobacco use negatively impacts your community. Western is a smoke-free campus, as such you are not permitted to smoke, vape or use tobacco on Campus property including in and around residences.

All residences are non-smoking in all areas of the building. This includes but is not limited to vaping, loose tobacco, Dokha, shisha, cigars, clove cigarettes, cannabis and any other form of smoking and/or tobacco use. Contraventions also include any signs of smoking, vaping or tobacco use in a residence, including but not limited to, ashes, smell of smoke, and/or cigarette butts. Disciplinary sanctions and cleaning charges will be levied to you for contraventions of this policy.

You are not permitted to use vapourizers, e-cigarettes or similar devices in residence. Water vapour from these devices may trigger particle detectors, causing a fire alarm. You are responsible for criminal, civil fines, or expenses that result from your use of these prohibited devices in residence resulting in alarms or damages.

Disciplinary sanctions for smoking in residence may include, at minimum, a letter of warning and/or an applicable fine, depending on the impact and severity of the incident.

**Cannabis**

In accordance with Provincial and Federal legislation, as defined by Bill C-45, the Smoke-Free Ontario Act, and the Occupational Health & Safety Act, residence students are expected to abide by the following expectations regarding cannabis:

- The possession of cannabis is permitted in on-campus residences subject to the requirements of the law. Currently, possession is limited to the equivalent of 30 grams of dried cannabis to those 19+ years of age. All cannabis in your possession must be stored in air-tight containers.
- The possession of cannabis paraphernalia, including hookahs, bongs, vaporizers, and grinders, is permitted in residence. All paraphernalia must be stored in air-tight containers at all times.
Conduct Expectations

- The consumption of cannabis via smoking or use of a vaporizer is prohibited on Western University property, including the residences, due to Western being a smoke-free campus. Cannabis consumption in non-smoking forms is permitted in private residence rooms for those 19+ years of age.

- The possession and growth of cannabis plants, and cannabis-related cooking/baking, is not permitted in residence due to community impact on students and staff members.

- The distribution of cannabis to underage students, and the sale of cannabis to others regardless of age, is not permitted on Western University property.

- Students are not permitted to send or receive cannabis in the mail with the exception of deliveries to of-age students directly from the Ontario Cannabis Store.

Disciplinary sanctions for cannabis violations range from a verbal warning to termination of Residence Contract, depending on the impact and severity of the incident.

Substance Abuse, Illegal Drugs and Drug Trafficking
Consequences for using or possessing illegal drugs are severe, up to and including termination of your Residence Contract. Campus Community Police may be called when illegal drug use or possession is suspected. You will be required to remove any drugs from residence and Housing reserves the right to dispose of any prohibited items.

Being unable to care for your own safety or the safety of others due in whole or in part to the influence of illegal drugs and/or cannabis is considered a violation of your Residence Contract. The violation of any policy while under the influence of a controlled substance is considered an additional violation. You may be subject to severe sanctions if you are found to be under the influence of illegal drugs (or legal drugs taken without a prescription or abused for recreation) while in residence, regardless of where you originally consumed those drugs.

Drug trafficking includes but is not limited to the selling, administering, giving, transporting, sending, or delivering any illegal drug substance or any prescription drug not prescribed to the user, or offering to do any of the above. You are strongly encouraged to keep prescription medication in a locked container.

Supplying drugs to anyone, regardless of whether they are your friends, is considered drug trafficking and will result in the termination of your Residence Contract.

Dangerous Behaviour
Every residence has areas where access is restricted for your safety. Restricted areas include, but are not limited to, mechanical and electrical rooms, balconies, rooftops, staff-only areas, dining hall kitchens, and maintenance rooms. Accessing restricted areas will likely result in the immediate termination of your Residence Contract. You (or any guest) should never throw or allow any object(s) to drop from a window, balcony, rooftop, or stairwell. Do not throw anything at a residence building. Tampering with a window screen creates a safety hazard and will result in a $50 fine, plus any associated damage costs.

Housing reserves the right to dispose of any item(s) that are deemed unsafe.

You are also required to follow reasonable directions from the University related to health and safety. Such directions are for your safety and the safety of others and may include but are not limited to a direction to submit to testing, a direction to self-isolate should you become ill and/or a direction to maintain a safe physical distance from others. Failure or refusal to follow these directions may lead to sanctioning up to and including the termination of your Residence Contract.

Disciplinary sanctions for dangerous behaviour ranges from a verbal warning to termination of Residence Contract, depending on the impact and severity of the incident.

Pranks and Boisterous Behaviour
Boisterous behaviour is unacceptable in residence. Participating in sports or games, including (but not limited to) frisbee or ball throwing, roller-blading, bicycling, running, and engaging in water fights/slip and slides, are not permitted inside the residences. Some buildings have designated recreation areas where such games and sports may be played. Please speak with the front desk in your building for more details. Initiating, encouraging, supporting, or participating in pranks is strictly prohibited.

Disciplinary sanctions for pranks and boisterous behaviour range from being placed on notice to termination of Residence Contract, depending on the impact and severity of the incident.

Parties
Housing will adhere to guidelines informed through government local health officials pertaining to appropriate gathering sizes. You are not permitted to host or promote parties. This includes advertising parties (for example, through social media or posters). You will be held liable for damages that coincide with parties that you have hosted.
or promoted. Party or club promotion groups are not permitted to operate or advertise in residence.

Disciplinary sanctions for hosting parties range from being placed on notice to termination of Residence Contract, depending on the impact and severity of the incident.

**Objectionable and Obscene Behaviour/Material**

Objectionable and obscene material is not permitted in residence. This includes racist, homophobic, or sexist jokes, hate literature, pornographic materials and any other materials that may be offensive to others or negatively reflect upon the reputation of Western, its employees, or residences. This includes verbal communication and posting or publishing of material, written or electronic, within residence, including in your room. No objectionable or obscene material may be in view of others. The file-sharing functions of your computer are considered to be in the public domain, therefore you will not use your network connection in residence for file sharing of objectionable materials. The possession, creation, distribution, and publication of obscene material and/or child pornography is a criminal offence in accordance with those sections of the Criminal Code of Canada (e.g., section 163).

Offences involving objectionable or obscene material may result in disciplinary sanctions, including the termination of your Residence Contract, Code of Student Conduct sanctions, as well as the notification and intervention by the appropriate legal authorities.

**Social Media**

Activate the privacy settings on your personal online spaces (for example, your Facebook, Twitter, Snapchat, and Instagram accounts). We investigate concerns that come to our attention and may review material contained in online spaces. You will be held responsible for any online posts, text, photographs, or videos, words, statements, or multi-media posted on an online forum that are hurtful, compromise the safety or integrity of the campus/residence community or one of its members, or negatively impact Western’s reputation. You will be held responsible if you use social media to promote parties in residence, including any damages that Housing deems to coincide with such events and for the behaviour of guests in attendance. Do not share photos of discipline letters on social media.

**PROHIBITED ITEMS**

The following items are not permitted in residence and Housing reserves the right to dispose of any items it deems to be prohibited:

- Substances (including alcohol, cannabis and other drugs) during Orientation Week (September 6 to 13, 2020 inclusive), regardless of your age
- Beer bottles
- Large-volume alcohol containers (kegs, mini-kegs, or liquor bottles greater than 40 fluid ounces, etc.)
- Funnels, beer-pong tables, and any other high-risk drinking paraphernalia
- Cannabis plants
- Candles, diffusers and incense. These items are strictly prohibited (contact your Residence Manager if you are required to burn any substance for religious purposes)
- Heaters and heat lamps
- Pets (any type of animal, bird, or fish). Contact your Residence Manager if you would like to discuss a possible accommodation
- Appliances (microwaves, freezers, washers, dryers, rice cookers, hot plates, sandwich makers, grills, coffee makers, etc.). Students living in suite-style residences can bring kettles, coffee makers, toaster ovens and cooking grills provided they comply with Canadian electrical standards and have an automatic shutoff. Students living in hybrid-style residences can bring kettles or coffee makers, provided they comply with Canadian electrical standards and have an automatic shutoff.
- Furniture (including but not limited to desks, chairs, mattresses, beds, headboards, waterbeds, tables, and office chairs, etc.)
- Water coolers
- Halogen lamps
- Exercise machines (treadmills, stationary bikes, etc.)
- Drum sets and pianos
- Speaker systems
- Draperies
- Flammable liquids and gases
- Gas-powered equipment
- Barbeques
- Hover boards and other self-balancing scooters
- Weapons and imitation weapons (firearms, knives, Swiss Army knives, pellet guns, paintball guns, firecrackers, cap guns, etc.)

If you require accommodations for items, please submit a Residence Priority Consideration Form that can be found on the myHousing Portal at myhousing.uwo.ca.
**Weapons and Explosives**
Any objects considered dangerous to the health and/or wellbeing of fellow residents are not allowed in residence or anywhere on residence property. This includes but is not limited to: firearms, knives, Swiss Army knives, pellet guns, cap guns, bb guns, paintball guns, firecrackers, dangerous weapons, or items (real or imitation) that are intimidating or intended to cause harm. Disciplinary sanctions may include confiscation of the item(s), intervention by the appropriate legal authorities, and/or termination of your Residence Contract (depending on the severity of the incident).

**Theft**
Theft of Housing or personal property will not be tolerated. This includes the fraudulent use of another student’s Western ONECard or laundry card, theft from the dining hall, or theft of any personal belonging. Removing dishes, cutlery, trays, and other Hospitality Services property from the Dining Hall constitutes theft.

Disciplinary sanctions for theft may include termination of your Residence Contract, Code of Student Conduct sanctions, as well as the notification and intervention by the appropriate legal authorities.

**Gambling**
Gambling is prohibited in residence. Students found to be participating in and/or running an illegal gaming/gambling operation will be subject to disciplinary sanctions, including probation or termination of your Residence Contract, depending on the severity of the incident.

**Decorating and furnishing your room**
- Do not paint any part of your room, place stickers, and/or use nails, screws, or brackets on the walls, furniture, or fixtures.
- Decorations cannot obstruct or be hung from smoke detectors, fire alarms, or sprinklers.
- Do not post anything in or outside of your room that may be offensive or upsetting to others.

**CONDUCT EXPECTATIONS**
- Only Housing-issued furniture is permitted in student rooms.
- Do not bring furniture from common areas of the building into your room.
- Furniture is not to be disassembled or reassembled in a manner for which it was not originally designed.
- Nothing may be hung in or out of windows or around residence property.
- Alcohol and/or cannabis containers or related items cannot be displayed in windows and doing so will result in disciplinary sanctions.

Refrigerators brought into residence must be in excellent working condition and conform to all safety, health, and size regulations. The maximum size allowed for personal refrigerators is 53 cm × 55 cm × 84 cm (21” × 21.5” × 33”).

You are not permitted to publicly display discipline letters.

You will be billed if repairs are needed to restore the room to its previous condition.

**ORIENTATION WEEK**
Substances (including alcohol, cannabis and other drugs) are banned from the first move-in day until September 13, 2020, regardless of your age. This means that you can neither possess nor consume these substances during Orientation Week. We reserve the right to notify your parent/guardian/emergency contact and/or suspend you from residence for the remainder of Orientation Week should you come to our attention during Orientation Week for substance-related behaviour.

Hazing is not a part of the orientation experience and is strictly prohibited. Behaviours considered to be hazing will result in disciplinary sanctions, ranging from probation to termination of your Residence Contract.

There is a no-guest policy in effect during Orientation Week (September 6 to 13, 2020 inclusive).

**COMMERCIAL TRANSACTIONS AND SOLICITATION**
Commercial business or solicitation is not permitted in residence. Residence front desks will not accept mail or deliveries on behalf of businesses, clubs, organizations, or corporate entities (other than Residents’ Council).

All posters must be approved by the Residence Life office before they are posted. Email posters to residencelife@uwo.ca for approval. University Students’ Council Poster Patrol does not regulate residence postings.

**INTERNET IN RESIDENCE**
The use of Western’s computing resources is a privilege made available to you if you honour the requirements and obligations set out in this Residence Contract, Western’s Code of Behaviour for Use of Computing, Technology, and Information Resources and the RezNet Conditions of Use. Failure to do so may result in sanctions ranging from the temporary or permanent loss of access privileges, financial restitution, termination of your Residence Contract, expulsion from Western, and/or criminal charges.

Commercial or criminal use of Western computing resources is strictly prohibited, as is any use that may materially impact the performance of the network. You are expected to fully comply with both the letter and the spirit of copyright and patent law.
and thereby honour intellectual property rights. Electronic or data mischief and inappropriate or unauthorized use of computer equipment or electronics (including surveillance equipment) is prohibited and subject to prosecution. Review the Criminal Code of Canada (ss. 342.1 and 430), and Western’s policies and interpretation documents carefully.

Network and Internet resources are shared and must not be abused. Housing may limit or deny access if a subscriber’s usage is adversely affecting the network. For more information on network bandwidth visit: reznet.uwo.ca

We will not tolerate any verbal or written abuse, electronic or otherwise, of any member of our community. Communication of objectionable material constitutes violation of the Residence Contract and includes the electronic communication of material, as well as the file-sharing functions of your computer. Electronic eavesdropping or surveillance or uncomfortable encroachment on personal space can have a troubling impact on an individual’s sense of security and will result in disciplinary sanctions.

DISCRIMINATION AND HARASSMENT

All students and members of the University community are required to abide by Western’s policies on harassment: uwo.ca/equity/discrimination/harassment.html

POLICY ON GENDER-BASED AND SEXUAL VIOLENCE

You must comply with the Policy on Gender-Based and Sexual Violence found at uwo.ca/univsec/pdf/policies_procedures/section1/mapp152.pdf.

Western’s Policy on Gender-Based and Sexual Violence is the foundation of our commitment to providing and maintaining an environment in which gender-based and sexual violence is not tolerated. Western also has procedures to respond to gender-based and sexual violence to support members of our campus community, regardless of where an incident of sexual violence has occurred.

Gender-based and sexual violence is any sexual act or act targeting a person’s sexuality, gender identity and gender expression, whether the act is physical or psychological in nature, that is committed, threatened or attempted against a person without the person’s consent, and includes sexual assault, sexual harassment, stalking, indecent exposure, voyeurism, cyber harassment and sexual exploitation. Gender-based violence also includes domestic violence, physical abuse, emotional and psychological abuse, and financial abuse.

Sexual assault is any type of unwanted sexual act done by one person to another that violates the sexual integrity of the victim. Sexual assault is characterized by a broad range of behaviours that involve the use of force, threats, or control towards a person, which makes that person feel uncomfortable, distressed, frightened, threatened, carried out in circumstances in which the person has not freely agreed, consented to, or is incapable of consenting to. Sexual assault is a crime as defined by the Criminal Code of Canada. Sexual assault is a form of sexual harassment.

Sexual harassment is a form of harassment on the basis of sex, gender identity, gender expression or sexual orientation that has the effect of creating a poisoned environment (demeaning, intimidating, hostile). Usually present is a pattern of repeated behaviours such as offensive jokes, comments, display of inappropriate materials, or stereotyping. Sexual harassment may also have a quid pro quo element. Quid pro quo means “this for that” and thus, there may be promises of rewards for complying with sexual solicitations or implied threats or actual effects for not complying with sexual demands. Often present in quid pro quo situations is a power imbalance between the parties involved.

Consent to sexual activity is when people voluntarily agree to engage in a sexual activity. Consent cannot be assumed and must be given freely. Asking for consent and respecting the response you receive ensures everyone involved feels safe and wants to proceed. You must obtain consent before initiating and continuing with intimate and/or sexual activity.

Consent is not:

- Given by a third party
- Obtained through pressure, abuse of power, abuse of trust, or abuse of authority
- Obtained through coercion, force, or threat of force
- Obtained if the person is unconscious, sleeping, or under the influence of substance or medication that could impair their judgment
- Obtained if the person does not say yes, says no, or through words or behaviour that implies no
- Obtained when the person changes their mind and chooses to no longer engage in the sexual activity; consent can be revoked at any time

Consenting to one kind or instance of sexual activity does not mean that you have consent for any other sexual activity or instance. No one consents to being sexually assaulted.

Read more about consent here: uwo.ca/health/student_support/survivor_support/index.html.
CONDUCT EXPECTATIONS

BE AN UPSTANDER

Upstander behaviour means taking action when you see another person in harm’s way. If you witness harassment, sexual harassment or assault (or the potential for), intervene indirectly by calling Equity & Human Rights Services, Campus Police or a residence front desk. If it is safe to do so, intervene directly by warning or removing the recipient from the situation, or say something to the perpetrator. We take care of each other at Western and in residence. If you or someone you know has experienced any of the behaviour listed above, talk to Residence Staff or your Residence Manager.

PRIVACY AND PROPERTY

You must show respect for the privacy, property, and wellbeing of fellow residents and their right to quiet enjoyment of private and public spaces. Intrusive behaviour—failure to knock and wait for an invitation to enter, electronic eavesdropping or surveillance, or uncomfortable encroachment on personal space—can have a troubling impact on an individual’s sense of security and daily comfort. These violations are likely to result in severe disciplinary sanctions. Recording individuals in any format without their knowledge, even within your private personal space, is unacceptable behaviour and disciplinary sanctions may follow. You may not make recordings of or conduct surveillance on Housing employees or Residence Life Student Leaders without their permission. You are not permitted to use unmanned aerial vehicles or drones on or near residence property, as their video and photography features may intrude on the privacy of others.

Housing has installed or may install video cameras throughout a residence’s common areas to promote safety. They are used in accordance with Western’s video monitoring policy.

You may not enter another student’s room or suite and/or disturb another resident’s property without their permission. You must ask your roommate’s permission before using their belongings. Students must have written permission to enter another’s room when that resident is not present and may do so only with authorized use of the prescribed key from their Residence Manager. Do not misrepresent yourself to gain access to other resident’s private spaces. Do not use emergency exits to gain access to buildings or allow others to do so.

BEHAVIOUR MANAGEMENT

Housing believes in progressive discipline and determines appropriate consequences and/or supports to help residents improve their behaviour, while taking into account their individual circumstances. The goal is to help prevent inappropriate student behaviour from reoccurring. Within this context, the severity of the behaviour, its impact on others, behaviour that escalates or is repeated may result in more serious consequences.

Serious behaviour that may warrant termination may result in a less serious sanction dependent upon your coming forward to take ownership of and responsibility for your actions, a cooperative manner during the incident follow-up and investigation, and truthfulness throughout the entire process.

Educational or Discretionary Sanctions

Educational sanctions or learning opportunities may form part of a disciplinary sanction. These conditions may include (but are not limited to) writing an apology, participating in educational seminars, the restriction of privileges, completing a written assignment, attending meetings with community partners, or participating in awareness programs.

Notice of Trespass

Housing reserves the right to restrict access to any residences and their grounds through the Trespass to Property Act. A Notice of Trespass is typically provided for a one-year duration and will list which areas are restricted. Any violation of a notice of trespass may result in criminal charges under the Trespass to Property Act and additional sanctions under the Code of Student Conduct.

Suspensions

A residence suspension temporarily bans a student from residence for a defined period of time, after which they may be eligible to return. Conditions for readmission may be specified. You will be denied access to any of the residences and their grounds during the suspension. You will be criminally charged under the Trespass to Property Act if you violate a suspension. All regular residence fees and charges will apply throughout the suspension period. The reasons for a suspension may include but not be limited to:

1. Ensuring the safety and wellbeing of members of the Housing community or the preservation of Housing property;
2. Your violation of a behavioural contract;
3. You pose a risk to the normal operations of Housing; or
4. Your involvement or alleged involvement in a serious incident while the investigation of such incident is ongoing.
**Mandatory Room Reassignment Due to Conduct or Communicable Illness**

Housing reserves the right to relocate residents to another room or building within the residence system as a response to violations or alleged violations of their Residence Contract or at the direction of the Code of Student Conduct. Residents are responsible for any additional fee increase resulting from a room or building change and are responsible for transporting all of their belongings to their new room or building. When we become aware that a resident has contracted a highly contagious communicable illness (for example, COVID-19, chicken pox, mononucleosis, norovirus, among others), and in consultation with Public Health officials, residents should return home for the duration of their recovery. We may temporarily move students who have contracted such illnesses in the interests of the health of the residence community.

**Terminations**

Persistent disregard for the behavioural expectations outlined in your Residence Contract, a repetitive course of improper conduct, or failure to honour prior conditions may trigger progressive discipline, including termination of your Residence Contract.

You will be held financially responsible for the full amount of your residence fees if your Contract is terminated. Western University reserves the right to collect such payment for any outstanding residence room and meal plan overhead charges. Housing reserves the right to terminate a Residence Contract for a single violation which, in the view of Housing, represents a significant departure from the behaviour expected of residents or which endangers the safety or wellbeing of the community (e.g., physical and/or sexual aggression, display of a weapon, theft, misuse of fire-safety equipment, use/possession/trafficking of illegal drugs, etc.).

Contract termination may be automatically supplemented by a one-year Notice of Trespass, prohibiting access to all residences. Your parent/guardian/emergency contact will be notified of Contract termination if you are under the age of 18.

**Disciplinary Consequences**

If your status reaches “On Probation” or “Termination,” you will be denied the opportunity to become a student leader in residence. Eligibility to live in any on-campus building operated by Housing will be suspended for the following specified terms:

- On Probation – two academic years
- Termination – five academic years

You may also be subject to disciplinary sanctions based on Western’s Code of Student Conduct depending on the nature of your behaviour. It is expected that you will familiarize yourself with this code, as violations have severe consequences. The code can be found at [uwo.ca/univsec/pdf/board/code.pdf](http://uwo.ca/univsec/pdf/board/code.pdf). Housing may refer to Campus Community Police and/or the Associate Vice-Provost (Academic Programs and Students) for disciplinary consultation in severe cases.

The residences are not a sanctuary separate and apart from the laws of our country or from community standards. Housing may share information about serious incidents and behaviour with Campus Community Police and Western’s Conduct Case Manager. Housing will notify Campus Community Police and/or the London Police Service if a crime is committed in residence or on adjacent properties. Housing will impose disciplinary sanctions independent of proposed criminal charges.

We reserve the right to notify your parent/guardian/emergency contact about unlawful activity or any behaviour that threatens the safety or wellbeing of yourself or others.

**Appeals Process**

If you believe that you have grounds to appeal your disciplinary sanction, contact your Residence Manager or email [residenceappeals@uwo.ca](mailto:residenceappeals@uwo.ca) for appeal information within 24 hours of receipt of your disciplinary outcome.

Each residence accommodates a high-density population of diverse individuals. If you find the requirements for cooperation, consideration, compromise, and respect for authority demanded by this high-density lifestyle are burdensome, we strongly encourage you to consider alternate accommodation. Living in residence is not for everyone.

Please refer to the Residence Fees, Charges and Fines section of this Contract for more information.
Rowdiness, hall sports, and vandalism can cause damage that detracts from the safety and appearance of our residences. We investigate damage to Housing property and make repairs at the earliest possible date. An assessment of damages and repair costs is made when your damage report is received. You (or the person responsible for the damage) will be billed for appropriate charges and may be subject to disciplinary action, depending on the nature of the damage. Any vandalism directed towards another individual or group may also constitute harassment, which may carry serious repercussions. Facilities Management and/or Residence Staff and/or Residence Managers may take photos of damage, excessive mess, or prohibited items in residence to ensure accurate documentation.

You are financially responsible for any damage or loss to your room (whether willful or negligent), even if you are not present when the damage occurs. Keep your windows and door(s) locked at all times, and keep windows closed during inclement weather.

You will be billed if you organize or plan an event and common areas are damaged as a result.

You are expected to have concern for the protection and preservation of the residence and its grounds. Individuals who are responsible for damage will assume complete responsibility for said damage when identified. If you cause damage to residence property in conjunction with others, and Housing is unable to determine who is specifically responsible for each damage, all individuals will be held responsible for the total cost of the damage. You will be held financially liable for any damages caused by or incurred from your negligence, misadventure, or carelessness (or that of your guests) regardless of intent.

Disciplinary sanctions, ranging from a letter of warning to termination of your Residence Contract, may be applied in addition to repair costs. You are not permitted to undertake do-it-yourself repairs because of the many regulations and building code requirements imposed on Housing.

Failure to make payment in full or arrange a deferment by the due date of the residence damage invoice may result in an additional assessment of academic penalties, along with the applicable financial penalties. This will prevent further registration and will not allow you to submit your Intent to Register, obtain a grade report, a transcript, or degree/diploma until the account is paid in full. You may submit a damage appeal form if you feel that the damage charge was in error. Please contact residenceappeals@uwo.ca for more information about damage appeals.

Remaining damage costs will be split evenly among all members of the floor, unit, or building community when the person(s) responsible cannot be identified. At the residence front desk, you will pay for your portion of shared residence damages when you check out of residence at the end of the school year. Similar to what happens at your private residence or home, if someone damaged your property and you were unable to identify the perpetrator, you would be financially responsible to repair the damage.

For health, sanitary, and/or safety reasons, Housing reserves the right to permanently reassign you to more suitable accommodation if Housing believes the situation cannot be rectified or if repairs are extensive or unable to be completed in a timely manner.

Common areas of residences (such as lounges, music practice rooms and study spaces) are intended for the use and enjoyment of all residents. Your use of common spaces must not interfere with others’ ability to use and access them. You may not sleep in lounges or otherwise claim common spaces as your own. We reserve the right to limit access to common spaces following damage or inappropriate use.
DAMAGES
Housing prepares a Room Inventory Condition Checklist (RICC) indicating the number and condition of furnishings and the condition of the premises before you move in. You must complete this online checklist within three days after you move into residence, on the myHousing Portal. The RICC is completed again by Housing after you vacate the room. You are financially responsible for any damages that occur during your occupancy. Housing may ask you to complete an interim checklist if it has reason to believe substantial damage has occurred.

UNIVERSITY RIGHT OF ENTRY
Students residing in residence agree to the maintenance and support of a safe and healthy living environment. We reserve the right for authorized representatives of Housing to enter and inspect an accommodation at any time in the following cases:

- To plan or perform maintenance
- When there is probable cause to believe a violation of the Residence Contract may have or is taking place in the room/suite
- When a clear and present danger requires such entry

Housing reserves the right to enter rooms/suites to conduct monthly inspections and ensure appropriate safety and sanitary conditions are being maintained by the occupants. If evidence of a violation of the Residence Contract is found while entering or inspecting a residence room or suite, Housing may refer the resident(s) for disciplinary action. Housing reserves the right to enter rooms/suites to conduct monthly inspections and ensure appropriate safety and sanitary conditions are being maintained by the occupants.

ROOM INSPECTIONS
For purposes of safety, security and maintenance, all rooms are checked immediately after the residences close for winter break and again at the end of the academic year. These inspections do not involve intrusion into personal belongings. Any visible dishes, cutlery, trays, or other property belonging to Housing and any lounge furniture will be removed. You will be notified of the removal and will be subject to applicable removal charges and/or fines. Evidence of burning candles or smoking in the room, such as but not limited to ashes, smell of smoke or cigarette butts, will be reported to the Residence Manager and may result in disciplinary action. Prohibited items such as pets, weapons, and unauthorized appliances will be removed.

ANIMALS
Animals are not permitted in residence except in circumstances where a resident (i) has a disability and a disability-related need for an assistance animal verified by Western’s Accessible Education; and (ii) entered into an agreement with Western’s Housing and Ancillary Services concerning the resident’s assistance animal. If you have an unauthorized animal in residence, it is your responsibility to immediately find it a new home. Any negligence or misconduct towards animals may be considered animal cruelty and you may be subject to Western’s Code of Student Conduct, residence or criminal sanctions as a result.

CLEANING AND MAINTENANCE
Charges for cleaning up waste or mess will be charged to your account if you have not cleaned the affected area(s) within a reasonable length of time. Caretaking staff has the right to remove property of Housing from your room without prior permission. You are required to maintain at least a minimum standard of cleanliness for health and safety reasons, including keeping walkways clear of your belongings. Therefore, you must allow caretakers to enter your room at least once a calendar month. Cleaning schedules are subject to change without notice. Please report maintenance issues to your residence front desk as soon as possible.

BEDBUGS
Sometimes bedbugs are unknowingly brought to the residence by a student in their luggage. Contact your residence front desk immediately if you suspect your room has bedbugs. We will investigate and involve a professionally licensed pest control company if the presence of bedbugs is confirmed. We will check adjacent rooms to reduce the likelihood of further infestation. Your cooperation and active participation in dealing with the treatment will also be required, including (but not limited to) laundering your linens and clothing using the hottest washing/drying cycle possible. We will steam clean the carpet in your room which will require you to move your personal belongings in order to provide access.

No refund or reduction of residence fees will occur should bedbugs be confirmed. You will not be relocated due to the increased risk of spreading the pest. Bedbug eradication can be a lengthy process and it may take repeated treatments to be successful.

USE OF FACILITIES
Use of the residences and their facilities is restricted to you and your guests. Any use by a large group requires the prior approval of the Residence Manager. You must leave any facilities or equipment that you use in the same condition as you find them.

Please refer to the Fees, Charges and Fines section of this Contract for more information.
A guest is a non-resident of the building. Anyone visiting you (whether signed in under your name or not) is considered to be your guest even if they live in a different Western residence.

To prioritize your health and safety, and the health and safety of the residence community, external guests in residence will be prohibited for the 2020-21 school year starting from Orientation Week.

Students living in other residence buildings who require access to your building’s front desk and dining hall will be permitted. Other guests who do not live in Western’s residence system will not be permitted in the buildings this year.

Housing has the right to change, modify, or revoke the guest policy at any time should instances of safety, security or Public Health recommendations need to be considered.
Residence Access and Keys

Carry your keys and student card with you at all times to access the residence and be mindful of whom you are allowing to enter the building. Keep your room and/or suite door locked at all times.

Do not lend your keys to others or tamper with locks; disciplinary sanctions may be applied if you do. Residence Staff will confiscate keys held by individuals to whom they do not belong. You are the only person who is permitted possession of the residence keys that have been issued to you by Housing. Keys are not to be duplicated; doing so will result in severe penalties. Anyone found in possession of unauthorized key(s) will be subject to a minimum fine of $75 and a letter of warning for the first offense, and further disciplinary action for subsequent offenses. Misuse of keys is a serious infraction and may result in the termination of your Residence Contract. Do not punch holes in key cards as it will deactivate them.

You may sign out your spare keys once each calendar month without an administrative charge. An administrative charge will be issued each time you sign out your spare key in excess of once per calendar month. An administrative charge will be issued for each additional spare key issued. The charge will be $20 for the second key, $25 for the third, $30 for the fourth etc., each charge progressively increasing by $5 per spare key. Alumni House uses metal keys rather than key cards. You will be charged for a lock change if you sign out spare keys in this building and they are not returned within 24 hours. Lock changes can be expensive but are necessary to ensure the security of your residence community.

Please refer to the Residence Fees, Charges and Fines section of this Contract for more information.
The Fire Safety department enforces the laws and regulations of the provincial government in Western’s residences. Any behaviour that violates these laws will result in criminal charges. You will also receive disciplinary sanctions from Housing. Fire equipment, including pull stations, smoke and heat detectors, sprinklers, fire hoses and extinguishers, exit signs, and emergency exits, are only to be used in an emergency. You will receive serious disciplinary sanctions if you tamper with fire-related equipment. Your Residence Contract will be terminated if your tampering results in the building alarm being activated. Smoking and vaping are forbidden in residence due to the sensitivity of fire detection equipment. No open flame (e.g. candles or incense) is allowed in or around residence. Your Residence Contract will be terminated if you intentionally set objects on fire in or around residence. You may not bring furniture or natural Christmas trees into residence due to fire code regulations. Foam pillows and mattress toppers are not permitted in residence dryers as they can catch on fire. High-voltage appliances are not allowed in residence.

Residents of suite-style buildings are obligated to prevent fires and false fire alarms by ensuring that their cooking appliances are clean and in good working order. You are expected to keep your suite’s hallway door closed and your exhaust fan turned on when cooking in residence. Failure to do so may result in a false fire alarm and associated sanctions and costs. Overloading power outlets is a violation of building safety codes and you may face disciplinary sanctions for doing so. You will be asked to remove equipment that causes overloading. You will be held accountable if the behaviour of your guests results in fire safety related incidents.

Toaster ovens, cooking grills and rice cookers are only permitted in suite-style residences in the common areas, provided they are breaker approved by the Canadian Standards Association (CSA) and have an automatic shutoff. High-wattage electrical equipment (such as computers and some musical instruments) may only be powered using a CSA-approved power bar and circuit breaker. All extension cords must be CSA approved. Use only CSA-approved power bars with surge protectors and built-in circuit breakers in residence. Do not use multiple outlet plugs or extension cords simultaneously. Check your electronics to ensure cords are not frayed or damaged. Recreational items that have a heightened risk of causing fires (for example, hover boards or other self-balancing scooters) are not permitted in residence.

If you wish to use candles, an open flame or smoke for religious, ceremonial or cultural purposes, please consult with your Residence Manager.

Familiarize yourself with your residence’s emergency exit locations, what to do in an emergency, evacuation procedures, and the fire alarm system. Speak with Residence Staff and/or a Residence Manager if you have any questions about fire safety.

FIRE ALARMS

Fire alarms are activated by pulling a pull station, spraying fire extinguishers, opening fire doors, discharging fire hoses, and by creating smoke or excessive steam. Fire alarms are dangerous to residents and responding Fire Department personnel. Causing a false fire alarm by any means is illegal and will result in punishment by fines, imprisonment, and/or recovery of related costs by the Fire Department, in addition to the termination of your Residence Contract. You will be held accountable if the behaviour of your guests results in fire safety related incidents.

EVAEvACUATIONS

You must evacuate residence during drills and fire alarms. Students who fail to evacuate will face disciplinary sanctions and a $100 fine. Inform the front desk when you move in if a physical limitation prevents you from safely exiting during a fire alarm. You are expected to follow the instructions of Fire Department members, Residence Staff and Fire Wardens during fire alarms.

SMOKE DETECTORS

All rooms have smoke detectors and some have heat detectors. Tampering with or misusing your smoke or heat detector will result in disciplinary sanctions. Do not cover, obstruct, or hang objects from your smoke detector. Immediately report any power outages or activations of heat or smoke detectors in your room or in common areas.

FIRE SPRINKLERS

All rooms in Ontario Hall are equipped with sprinklers. Sprinkler heads may be mounted on walls and/or the ceiling and will be either exposed or recessed. Sprinklers are fragile and heat activated—do not expose them to any heat source. Sprinkler heads are fragile; nothing should be attached to or hung from them. Avoid all contact with sprinkler heads. Unnecessary activation, even by accident, will cause water damage and you will be held liable for damage to Housing and private property.
FIRE EXTINGUISHERS

Fire extinguishers are located on every floor of the building and should only be used in emergency situations by those with proper training. You will face severe sanctions if you tamper with fire extinguisher seals or pins or discharge a fire extinguisher or hose unnecessarily. The dust inside a fire extinguisher triggers fire alarms via particle detectors. You will be fined and billed for any damaged property and your Residence Contract may be terminated.

FIRE DOORS

Fire doors are designed to automatically close in the event of a fire alarm. You will face severe disciplinary sanctions and a fine if you prop a fire door open, tamper with its mechanisms, or open an exterior fire door when there is no fire alarm in the building. Opening an exterior fire door triggers an alarm at the front desk.

EMERGENCIES & PERSONAL SAFETY

- Keep your door and windows locked, especially when you (or your roommate) are sleeping or are not occupying the room. Always carry your keys with you.
- Window screens and/or bars must remain in place at all times. There is a $50 fine for removing or tampering with screens or window mechanisms.
- Be mindful of whom you allow to enter the building.
- Report any suspicious persons, activities, or hazards to the residence front desk or Campus Community Police.
- Secure computers with security cables. Most desks are equipped with a grommet hole. Please alert your front desk if you would like one installed.

Please refer to the Residence Fees, Charges and Fines section of this Contract for more information.