

Resident's Initials \_\_\_\_

## CONCORDIA UNIVERSITY OF EDMONTON Student Housing Contract 2026-2027

Name of Resident: \_\_\_\_\_ Student Number: \_\_\_\_\_

### DEFINITIONS:

**CUE** means Concordia University of Edmonton.

**Guest** means anyone the Resident permits to be present at the Residence, or for whom the Resident is responsible.

**Residence** means the residence owned and operated by CUE in which the Resident's Room is located, including any exterior walkways, balconies or park areas designated as common areas of the residence.

**Residence Fees** means the Residence Fees, including the mandatory Declining Meal Balance Plan, Administrative fees and the Residence Programming Fee, which are set out in section 5.7 of the Academic Calendar. Note that Residence Fees are subject to change.

**Resident** means the student with whom (or in the case of a minor, on behalf of whom) this Contract between Concordia and the student is signed.

**Resident's Room** means the personal bedroom assigned by Concordia to the Resident.

**Residence Experience Deposit** means the money given by the Resident to CUE upon conditional acceptance of their Residence Application, in order to secure a space in Residence.

**Term** means the period of time during which CUE permits the Resident to live in Residence, as specified in section 1 of this Contract.

### TERMS AND CONDITIONS:

The Resident acknowledges the purpose of campus residence is to provide students with the opportunity to live together in a caring and respectful community. The Resident is committed to practising respect and concern for fellow residence students and demonstrating maturity and responsibility in the community.

The Resident acknowledges reading this entire document and agrees to comply with all the terms and conditions outlined in this Contract. Living in Residence is a privilege which may be withdrawn if the Resident's attitude or conduct is inconsistent with the expectations and

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obligations set out in this Contract or in the Housing Handbook and Community Standards policies (as defined in section 3 of this Contract).

## **CUE AND THE RESIDENT AGREE AS FOLLOWS:**

### **1. Permission to Live in Residence**

CUE permits the Resident to live in Residence for the following Term, in accordance with the terms and conditions of this Contract:

Fall ONLY (September 2026-December 2026)

Fall and Winter (September 2026-April 2027)

Winter ONLY (January 2027-April 2027) - **Applications for Winter Only open in October 2026**

CUE closes the campus and Residences during the holiday break - from December 18, 2026-January 4, 2027. At the conclusion of the Fall & Winter semesters, Residents registered at CUE for Fall only classes, must move-out **24 hours after their last final exam**. Extensions may be granted to the day **after the final exam period ends**.

Students registered to CUE for full year classes (Fall and Winter) may remain in Residence over the Holiday Break with permission from the Student Housing, which will be considered on a case-by-case basis.

**The absolute final date for Fall-Only Residents to move-out is December 15, 2026, at noon. The absolute final date for all Residents to move-out is April 27, 2027, at noon. No exceptions will be granted.**

### **2. Resident's Room**

The Resident's Room will be assigned at the discretion of Student Housing. All students with a roommate must complete, sign and adhere to a roommate Contract.

Student Housing may re-assign the Resident to an alternate room at any point during the Term if Student Housing considers it appropriate to do so. In which case the Resident agrees to move within the time designated by the Student Housing, typically within 48 hours. Students who wish to be relocated must submit a written request and are subject to the room change fee.

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### **3. Housing Handbook and Community Standards Policies**

The Resident agrees to adhere to and comply with the Housing Handbook, the Community Standards, this contract, and all relevant CUE policies and procedures, including but not limited to the Academic Calendar including the Code of Student Conduct, the Discrimination, Harassment, and Accommodation Policy, the Sexual Violence Policy, and the various rules and regulations made from time to time by CUE (collectively, the "Housing Handbook and Community Standards Policies").

The Housing Handbook and Community Standards policies, as amended or supplemented by CUE from time to time, are incorporated by reference as part of this Contract and are enforceable as part of this Contract.

By signing this contract, the Resident acknowledges it is the Resident's responsibility to become familiar with the Housing Handbook and Community Standards Policies, which are updated and published on CUE's website. Failure to do so may result in student conduct processes. Students may not use lack of knowledge or acknowledgement of the Housing Handbook or the Community Standards Policies as a viable excuse for misconduct.

### **4. Residents Covenants**

The Resident represents and warrants to CUE that throughout the entire term they will maintain full-time student status at CUE (i.e., at least 9.0 credits unless an accommodation is granted by Student Accessibility Services).

The Resident has read and will abide by the Housing Handbook and Community Standards Policies, which CUE may modify from time to time. Failure by the Resident or their Guests to abide by the standards set out in the Housing Handbook and Community Standards Policies is a breach of this Contract and may result in the termination of this Contract.

Without limiting anything else in this contract or in the Housing Handbook and Community Standards Policies, the Resident shall:

- (a) keep the Resident's Room in a reasonably clean and sanitary condition;
- (b) permit CUE or its agents to inspect and search the Resident's Room for any of the reasons set out in the Housing Handbook and Community Standards Policies;
- (c) be solely liable or liable jointly and severally with other residents of the Residence for any loss or damage to the Residence including any furniture, fixtures and property belonging to CUE contained therein;
- (d) be liable for the conduct of the Resident's Guests anywhere in the Residence;
- (e) give Student Housing immediate written notice of any breakage or damage in or to the Residence, and cooperate with Student Housing to help identify the cause including any person or persons responsible;

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- (f) report any open or vacant rooms to Student Housing; and
- (g) be responsible for obtaining personal contents insurance.

### **5. Indemnification of CUE by the Resident**

The Resident shall be liable to CUE and shall indemnify and hold harmless CUE from and against any and all direct and consequential damages, losses, liabilities, costs (including solicitor costs on a full indemnity basis) and claims of any nature whatsoever which may be brought or made against CUE, or which CUE may pay or incur as a result of or in connection with:

- (a) any breach or failure to abide by this Contract by the Resident
- (b) the negligence or any wrongful act by the Resident or any of their Guests;
- (c) any damage to or loss of the property of CUE or others occasioned by the Resident or any of their Guests in their use or occupation of the Residence; or
- (d) any injury to person or persons, including death resulting at any time therefrom, occasioned by the Resident or any of their Guests in their use or occupation of the Residence.

This indemnity provision shall survive the expiration or termination of this Contract.

### **6. Liability of CUE**

CUE, its agents, servants, employees and contractors shall not be liable for:

- (a) any loss, injury, death or damages to persons, or property belonging to the Resident or any other person including any property entrusted to the care or control of CUE, its agents, servants, employees or contractors; or
- (b) any consequential or indirect damages or personal or consequential injury of any nature whatsoever that may be suffered by the Resident, any agent or Guest of the Resident, or any other person who may be at the Residence or on the property of which the Residence forms a part, as a result of any cause whatsoever, including without limitation, negligence, willful misconduct, or gross negligence of CUE, its agents, servants, employees or contractors, and including without limitation any damages or injuries arising from exposure to Covid-19 or any other infectious disease.

This liability provision shall survive the expiration or termination of this Contract.

## **7. Health Information & Medical Emergencies**

The Resident represents and warrants to CUE that the health information provided in their Residence Application is true and complete in every respect. The Resident shall promptly inform Student Housing of any changes to this information while the Resident is living in Residence.

The Resident agrees that in a medical emergency involving the Resident:

- (a) the Manager, Student Housing or other agent of CUE may on behalf of the Resident authorize any emergency, medical and hospital services as may be, or appear to be, necessary;
- (b) The Resident shall be responsible for the payment of emergency, medical and hospital services authorized under paragraph (a) above; and
- (c) the Resident acknowledges the Manager, Student Housing or other agent of CUE is acting on behalf of the Resident, even if they do not do what the Resident would have done in the circumstances, and the Resident hereby releases them from any and all claims, costs and liability in connection with their actions taken under paragraph (a) above.

## **8. Student Status**

The Resident must maintain full-time student status (i.e., at least 9.0 credits unless an accommodation is granted by Student Accessibility Services) at CUE for the entire time they live in Residence.

If the Resident fails to maintain full-time student status (or part-time status in accordance with accommodations granted by Student Accessibility Services) at any point during the Term, they shall immediately notify Student Housing in writing of their change in status. Additionally, the Resident permits CUE to release the Resident's academic information to Student Housing for the purpose of confirming their status.

Failure to maintain full-time student status (or part-time status in accordance with accommodations provided by Student Accessibility Services) while living in Residence may result in the termination of this Contract by CUE.

## **9. Fees, Costs & Refunds**

The Resident must pay a \$500 Residence Experience Deposit to secure a space in Residence and understands this Residence Experience Deposit is **non-refundable** except as set out in section 5.7 of the Academic Calendar.

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All students in Undergraduate Residences are required to purchase the minimum non-refundable Meal Plan as set out in section 5.7 of the Academic Calendar, but may add additional meal plan funds after moving in.

The Resident agrees to pay any additional fees or service charges incurred during the contract term. Such charges are assessed on an individual basis in accordance with the fee schedules outlined in Section 5.7 of the Academic Calendar and the Community Standards.

**The Resident agrees to pay all applicable Residence Fees, including the Declining Meal Balance Plan, on or before the first day of each semester.** The Resident understands Residence Fees are **non-refundable**, including in the event this Contract is terminated by CUE or the Resident *for any reason* during the Term.

#### **10. Withdrawal by Resident**

If the Resident withdraws their Residence Application prior to moving into Residence no refund shall be issued except in accordance with section 9 of this Contract.

If the Resident decides to move out of Residence before the end of the Term, no refunds shall be issued except in accordance with section 9 of this Contract. The Resident shall give reasonable written notice to Student Housing prior to moving out.

Moving out of Residence shall not release or discharge the Resident from liability for any payments due to CUE under this Contract or otherwise.

#### **11. Termination by CUE**

If the Resident fails to abide by the Housing Handbook and Community Standards Policies or fails to perform and observe any of the terms or conditions of this Contract, CUE may in its sole discretion terminate this Contract by giving the Resident written notice of its intention to do so. The Resident shall vacate their room and leave the Residence within 48 hours of receiving such written notice, or within such other time period as may be specified in the notice.

Notwithstanding the foregoing and without limiting the policies set out in the Housing Handbook and Community Standards Policies, the Resident may be immediately evicted from Residence for reasons including but not limited to assault of any kind, any offence resulting in a criminal charge, any destruction of property, or if the Resident is deemed a safety concern for the community.

Termination of this Contract by CUE shall not release or discharge the Resident from liability for any payments due to CUE under this Contract or otherwise. The Resident is

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liable to pay all legal costs incurred by CUE in enforcing the provisions of this Contract including obtaining possession of the Resident's Room.

## **12. Notices to Resident**

Any written notice by CUE to the Resident shall be deemed to be received by the Resident if it is:

- (a) Personally delivered to the Resident;
- (b) left at the Resident's Room; or
- (c) sent to the non-CUE email address provided by the Resident on their application to CUE or as updated by the Resident in Online Services; or
- (d) sent to the Resident's CUE email address, as provided by CUE.

## **13. Changes to this Contract**

No amendment of this Contract shall be effective unless it is signed by both the Resident and CUE with the approval of the Vice President, Campus Life except that CUE may in its sole discretion modify the Housing Handbook and Community Standards Policies from time to time. CUE may in its sole discretion also modify the length of a Resident's Contract.

## **14. Invalidity & Survival of Terms**

If any provision of this Contract is found to be invalid or unenforceable, the remainder of this Contract shall not be affected by the invalid or unenforceable provision and shall be enforceable to the extent permitted by law.

Expiry or termination of this Contract shall not release or discharge the Resident from any obligation that shall have accrued prior to the effective date of expiry or termination.

**I agree to be bound by the terms and conditions of this Contract:**

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Resident's First and Last name (please print)	Resident's Signature	Date
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Witness First and Last name (please print)	Witness Signature	Date
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*If resident is under the age of 18 by the time of signing:*

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Parent/Guardian's First and Last Name	Parent/Guardian's Signature	Date
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Witness First and Last name (please print)	Witness Signature	Date
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**Operations Coordinator, Student Housing, CUE University of Edmonton:**

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