

# Your Tenants' Insurance Policy from HTM Insurance Company

Peace of mind



**HTM**  
You're with family.

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# YOUR TENANTS INSURANCE POLICY

## A GUIDE TO YOUR POLICY

This policy contains various exclusions and limitations, which eliminate or restrict coverage. Please read it carefully.

Words and phrases shown in “quotations” have special meaning, either as defined under Special Definitions of this coverage, General Definitions or as otherwise specifically defined within the policy.

Insurance cannot be a source of profit. It is designed to indemnify “you” against actual losses or expenses incurred by “you” or for which “you” are liable, arising from accidental events.

This policy is a legal contract which has been designed for “you”, based on the occupancy, use, services, utilities, and other circumstances pertinent to “your” property which “you” disclosed to “your” broker or agent at the time “you” completed “your” application. When there is a change to any of these circumstances, be sure to notify “your” broker or agent accordingly.

In the event of loss or damage to “your” property, notify “your” broker or us immediately.

## AGREEMENT

“We” provide the insurance described in this policy in return for payment of the premium and subject to the terms and conditions set out. The “Declaration Page” summarizes the coverages and amounts of insurance “we” have agreed to provide and the period for which they are provided. Failure to comply with any term or condition may result in the denial of a claim under this policy.

All amounts of insurance, premiums, and other amounts as expressed in this policy are in Canadian currency.

## SECTION 1 PROPERTY COVERAGES

### ALL THE STATUTORY AND ADDITIONAL CONDITIONS, GENERAL DEFINITIONS AND GENERAL LOSS OR DAMAGE NOT INSURED ALSO APPLY TO THIS COVERAGE

#### COVERAGES

The amounts of insurance are shown on the “declaration page” for the coverages “you” have purchased. These amounts include the cost of removal of debris of the property insured by this policy as a result of an Insured Peril. When the damage to the property plus the cost of cleaning and removal of debris exceed the limit of insurance for the damaged property, an additional 5% of the limit of insurance on the damaged Personal Property will be available to cover debris removal expenses.

If “you” must remove insured property from “your” “premises” to protect it from loss or damage, it is insured by this policy for 90 days or until “your” policy term ends - whichever occurs first. The amount of insurance will be divided in the proportions that the value of the property removed bears to the value of all property at the time of loss.

#### COVERAGE B - DETACHED PRIVATE STRUCTURES

“We” insure structures or buildings “you” have installed on “your” rented “premises” for an amount up to \$2,500 or as shown on the “Declaration Page”.

#### COVERAGE C - PERSONAL PROPERTY

“We” insure your Personal Property as follows:

1. **ON PREMISES:** “We” insure the contents of “your” “unit” and other personal property “you” own, wear or use while on “your” “premises” which is usual to the ownership or maintenance of a household.

If “you” wish, “we” will include uninsured personal property of others while it is on “your” “premises” but “we” do not insure property of tenants, roomers or boarders who are not related to “you”.

2. **OFF PREMISES:** “We” insure “your” personal property while it is temporarily away from “your” “premises”, anywhere in the world. This includes personal property newly acquired by “you” and in “your” possession when there has not been an opportunity to take such property to “your” “premises”.
  - (a) Personal property normally kept at any other location “you” own, rent or occupy is not insured.
  - (b) Personal property stored in a warehouse is fully insured for the first 90 days. After the 90 day period, “your” personal property will continue to be insured, but only for loss or damage caused by the peril of theft. To extend coverage for this property in storage for a further period, “we” must be notified in writing and endorse “your” policy as required.
  - (c) If “you” wish, “we” will include uninsured personal property belonging to others while it is in “your” possession or belonging to a “residence employee” traveling for “you”.
  - (d) Personal property of “students” residing away from home is insured up to a limit of \$10,000 for each “student”.
  - (e) Personal property of a parent or family member who is dependent on “you” for support and maintenance, while residing in a nursing home or other healthcare facility, is insured up to a limit of \$10,000
  - (f) Personal property that “you” are moving to a new principal residence within Canada is insured while in transit for up to 30 consecutive days beginning the day “you” start “your” move. The amount of insurance will be divided in the proportion that the value of the property at each “premises” and in transit bears to the value of all “your” personal property, at the time of loss.

### Property Not Included As Personal Property

"We" do not insure loss or damage to motorized vehicles, trailers, aircraft, unmanned air vehicles, drones or their equipment, except:

- (a) motorized wheelchairs;
- (b) scooters having more than 2 wheels and specifically designed for the carriage of a person with a physical disability and not subject to motor vehicle registration;
- (c) "personal transporters";
- (d) watercraft;
- (e) motorized lawn mowers, lawn and garden tractors, other gardening equipment or snow blowers up to 22 kW (30 HP);
- (f) golf carts not subject to motor vehicle registration;
- (g) electric bicycles maximum speed 32km/h and not subject to motor vehicle registration;
- (h) electric powered children's toys, maximum 10km/h and not subject to vehicle registration.

Equipment includes audio, visual, recording or transmitting equipment powered by the electrical system of a motor vehicle or aircraft, unmanned air vehicle or drone.

### Special Limits Applicable to Some Personal Property:

"We" insure:

- (a) Jewelry, watches, gems, fur garments and garments trimmed with fur up to \$10,000 in all;
- (b) Numismatic property (such as coin collections and bank note collections), stamps and philatelic property (such as stamp collections), sports cards, sports memorabilia and comic book collections, up to \$5,000 in all;

The above limits do not apply to any loss or damage caused by "Specified Perils".

"We" insure:

- (c) Books, tools and instruments pertaining to a "business", profession or occupation for an amount up to \$10,000 in all. Other "business" property, including samples and goods held for sale, is not insured;
- (d) Securities, books of account, deeds, evidences of debt or title, letters of credit, notes other than bank notes, manuscripts, passports, tickets and documents or other evidence to establish ownership or the right to claim a benefit for an amount up to \$5,000 in all;
- (e) Money, bullion, or "cash cards" up to \$1,000 in all;
- (f) Lawn and garden tractors, other gardening equipment, snow blowers and golf carts including attachments and accessories up to \$5,000 in all;
- (g) Watercraft, their furnishings, equipment, accessories and motors up to \$3,000 in all. Loss or damage from windstorm or hail is insured only if they were inside a fully enclosed building. Canoes and rowboats are also insured while in the open;
- (h) Computer software, including "digital assets" up to \$5,000 in all including the cost of gathering or assembling lost information or "data";
- (i) Parts for motorized vehicles that are not installed yet up to \$3,000 in all;
- (j) Bicycles, electric bicycles and "Personal transporters" and their related equipment up to \$2,000 for any one item or unattached piece of equipment;
- (k) Utility trailers up to \$3,000 in all;
- (l) Your legally owned cannabis seeds, plants and cannabis in all consumable forms, whether for medicinal or recreational use and all related equipment and paraphernalia, up to \$1,000 in all but only while on "your" "premises". The basis of claim payment is "Actual Cash Value". Failure to comply, at any time, with the provisions of the Cannabis Act or any other provincial or federal law governing the possession, growing, cultivation, or harvesting of cannabis, including limitation on the amount of cannabis plants per dwelling, will be deemed an illegal growing operation negating coverage under this Special Limit.

3. **IMPROVEMENTS AND BETTERMENTS:** "We" also insure improvements and betterments made by "you" or acquired at "your" expense including:

- (a) any building, structure or swimming pool owned by "you" on the "premises";

- (b) any outdoor tree, shrub or plant owned by “you” on the “premises”;
- (c) materials and supplies on the “premises” for use in such improvements and betterments.

## COVERAGE D - ADDITIONAL LIVING EXPENSES

The amount of insurance for Coverage D is the total amount for any one or a combination of the following coverages. The periods of time stated below are not limited by the expiration of the policy. “We” do not insure the cancellation of a lease or agreement.

1. **Additional Living Expense:** If damage to “your” “unit” by an insured peril makes it unfit for occupancy, or “you” have to move out while repairs are being made, “we” insure any necessary increase in living expenses including moving expenses incurred by “you”, so that “your” household can maintain its normal standard of living. Payment shall be for the reasonable time required to repair or rebuild “your” “unit” or, if “you” permanently relocate, the reasonable time required for “your” household to settle elsewhere.
2. **Fair Rental Value:** If declared on the “Declaration Page” that “your” “unit” is rented out, and damage to “your” “unit” or detached private structures by an insured peril makes that part of the “unit” or detached private structure rented to others or held for rental by “you” unfit for occupancy, “we” insure its Fair Rental Value. Payment shall be for the reasonable time required to repair or replace that part of the “unit” or detached private structure rented or held for rental. Fair Rental Value shall not include any expense that does not continue while that part of the “unit” or detached private structure rented or held for rental is unfit for occupancy.
3. **Civil Authority Prohibits Access:** If, as the direct result of damage to neighbouring “premises” by an insured peril, a civil authority prohibits access to “your” “unit” “we” insure any resulting Additional Living Expense and Fair Rental Value for a period not exceeding 30 days. No deductible will apply to this coverage.
4. **Emergency Evacuation:** “We” will pay any necessary and reasonable increase in living expense incurred by “you” while access to “your” “unit” is prohibited by order of “civil authority”, but only when such order is given for evacuation as a direct result of a sudden and accidental emergency. No deductible will apply to this coverage.

“You” are insured for a period not exceeding 30 days from the date of the order of evacuation, or \$3,000, whichever is the lesser.

“You” are not insured for any claim arising from evacuation resulting from:

- (a) directly or indirectly occasioned by, happening through, or in consequence of war, invasion, acts of foreign enemies, hostilities (whether war be declared or not), civil war, rebellion, revolution, insurrection, military or usurped power or confiscation or nationalism or requisition or destruction of or damage to property by or under the order of any government or public or local authority;
- (b) nuclear incident as defined in the Nuclear Liability Act or any other nuclear liability act, law or statute, or any law amendatory thereof, or nuclear explosion, except for ensuing loss or damage which results directly from fire, lightning or explosion of natural, coal or manufactured gas;
- (c) contamination by radioactive material;
- (d) “terrorism” or by any activity or decision of a government agency or other entity to prevent, respond to or terminate “terrorism” regardless of any other cause or event that contributes concurrently or in any sequence to the loss or damage, but “you” are still insured for ensuing loss or damage which results directly from fire or explosion.

The term “civil authority” means any person acting under the authority of the Governor General in Council of Canada or the Lieutenant Governor in Council of a Province, and/or any person acting with authority under a Federal, Provincial or Territorial legislation with respect to the protection of persons and property in the event of an emergency.

## SPECIAL ADDITIONAL COVERAGE

### Damage to “Your” “Unit”:

You may apply up to \$1,000 of the amount of insurance on “your” personal property insurance to pay for damage to:

- (a) “your” “unit” directly caused by theft or attempted theft;



- (b) The interior of “your” “unit” directly caused by vandalism or malicious acts.

## PERILS INSURED

“We” insure “your” personal property, improvements and betterments, and “your” owned detached private structures, against direct physical loss or damage, subject to the exclusions, limitations, terms and conditions included or referred to in this form:

### EXCLUSIONS

#### Property Excluded

“We” do not insure loss of or damage to:

1. “your” insured property when “your” “unit” has to “your” knowledge, been “vacant” for more than 30 consecutive days;
2. buildings or structures used in whole or in part or designed for farming, commercial or “business” purposes unless declared on the “Declaration Page”;
3. domestic animals;
4. sporting equipment where the loss or damage is due to its use;
5. property at any fairground, exhibition or display for the purpose of exhibition or sale;
6. livestock;
7. Books, tools and instruments pertaining to a “business”, profession or occupation including samples and goods held for sale except as provided for under Additional Coverages - Premium #4.

#### Perils Excluded

“We” do not insure against loss or damage resulting from, contributed to or caused directly or indirectly:

1. by, or resulting from, contamination or pollution or the release, discharge or dispersal of contaminants or “pollutants”, except damage to the “unit” caused by the sudden and accidental escape of fuel from a permanently installed “domestic fuel tank” (including any attached equipment, apparatus or piping) that is part of a heating unit for the insured “unit” or detached private structure or as included under Additional Coverages - Premium #2;
2. by wear, tear, gradual deterioration, latent defect or mechanical breakdown, rust, corrosion, extremes of temperature, wet or dry rot, condensation “fungi” or spore(s), or contamination;
3. by scratching or marring of any property or breakage of any fragile or brittle articles unless caused by a “Specified Peril” or by theft or attempted theft;
4. by birds, bats, rodents, (such as squirrels and rats), insects ( such as moths and termites), vermin (such as skunks and raccoons), or domestic animals, except loss or damage to building glass
5. by settling, expansion, contraction, moving, bulging, buckling, or cracking except resulting damage to building glass;
6. by smoke from agricultural smudging or industrial operations;
7. by buildup of smoke. Smoke damage must be sudden and accidental;
8. by any earth movement including, but not limited to, earthquake, landslide, snowslide, or iceslide. If any of these results in fire or explosion, “we” will pay only for the resulting loss or damage;
9. by collapse of:
  - (a) outside property such as awnings, fences, or trellises unless resulting from structural collapse of foundations, walls, floors or roof of a building;
  - (b) patios, driveways, walks or retaining walls, outdoor radio and/or television antennae, towers, satellite receivers and their attachments;

10. by "water" unless the loss or damage directly resulted from:
- (a) the sudden and accidental escape of "water" from within a "water main", swimming pool or equipment attached;
  - (b) the sudden and accidental escape of "water" or steam from within a heating, sprinkler, air conditioning or plumbing system, or a "domestic water container" which is located inside "your" "unit";
  - (c) the sudden and accidental escape of water from an outdoor plumbing system, or "domestic water container", which is located outside "your" "unit", and on "your" "premises";
  - (d) "water" which enters through an opening which has been created suddenly and accidentally by a peril not otherwise excluded;
  - (e) "water" from the accumulation of ice or snow on the roof or eavestrough, which enters the "unit" through the roof as a result of "ice damming";

But "we" do not cover loss or damage:

- i) caused by continuous or repeated "seepage" or "leakage" of "water";
  - ii) caused by "flood"; this exclusion applies regardless of any other cause or event that contributes concurrently or in any sequence to the loss or damage, but "you" are still insured for ensuing loss or damage which results directly from fire or explosion;
  - iii) caused by backing up or escape of "water" from a sewer or drain, sump or septic tank;
  - iv) caused by "ground water" or rising of the water table;
  - v) caused by "surface waters", unless the "water" escapes from a "water main" or "domestic water container" located outside "your" "unit";
  - vi) to "water mains", heating, sprinkler, air conditioning or plumbing system, or a "domestic water container" from which the "water" escaped; to outdoor swimming pools, hot tubs, spas, and attached equipment caused by freezing, "water", or rupture;
  - vii) to outdoor plumbing systems, "domestic water containers" and attached equipment located outside "your" "unit", and on "your" "premises caused by freezing, "water", or rupture;
  - viii) occurring while the "unit" is "under construction" or "vacant", even if permission for construction or vacancy has been given by "us";
  - ix) caused by freezing of any part of a heating, sprinkler, air conditioning or plumbing system or "domestic water container" unless it happens within a "unit" heated during the usual heating season and "you" have not been away from "your" "premises" for more than four (4) consecutive days. However, if "you" had arranged for a competent person to enter "your" "unit" daily to ensure that heating was being maintained or if "you" had shut off the "water" supply and had drained all the pipes and appliances; and or have "your" heating system connected to an automatic monitoring system or an automatic water shut off device permanently installed. "you" would still be insured;
  - x) caused by freezing in an unheated portion of the "unit".
11. by change of temperature unless the loss or damage:
- (a) is to personal property kept in "your" "unit"; and
  - (b) is the result of physical damage to "your" "unit" or equipment caused by a peril not otherwise excluded;
12. by vandalism or malicious acts caused by "you" or any members of "your" household, or "your" employees, or by any tenant, employee or member of the tenant's household;
13. by vandalism or malicious acts or theft or glass breakage occurring while "your" "unit" is "under construction" or "vacant" even if permission for construction or vacancy has been given by "us";
14. by theft or attempted theft by any tenant, members of a tenant's household or employees of the tenant.
15. by impact of waterborne objects, including ice, whether driven by wind or not;
16. by shoreline ice build-up or by impact of waterborne objects(including ice), all whether driven by wind or not.

## **BASIS OF CLAIM PAYMENT – SECTION 1**

When coverage applies, "we" will pay for insured loss or damage up to "your" financial interest in the property but not exceeding the applicable amount(s) of insurance for any loss or damage arising out of one occurrence.

Any loss or damage shall not reduce the amounts of insurance provided by this policy.

If "you" qualify for a tax credit, the loss payment will be reduced by that amount.

**Deductible:** In any one occurrence, “we” are responsible only for the amount by which the insured loss or damage exceeds the amount of the deductible shown on the “Declaration Page”. If one occurrence could lead to the application of more than one deductible, or more than one policy insured with “us”, only the largest deductible will apply.

If “your” claim involves personal property on which the “Special Limits Applicable to Some Personal Property” apply, the limitations apply to losses exceeding the deductible amount.

**Loyalty bonus:** We will waive 10% of “your” average deductible for:

- (a) each year “you” have been insured with “us”; or
- (b) each year since “your” last claim;

whichever is the shortest period.

**Detached Private Structures:** If “you” repair, rebuild or replace the damaged or destroyed building on the same location with materials of similar quality within a reasonable amount of time after the damage, “you” may choose as the basis of loss settlement either **(A)** or **(B)** below; otherwise, settlement will be as in **(B)**.

- A.** The cost of repairs, rebuilding or replacement (whichever is less) without deduction for depreciation, in which case “we” will pay in the proportion that the applicable amount of insurance bears to 80% of the replacement cost of the damaged building at the date of damage, but not exceeding the actual cost incurred.
- B.** The “Actual Cash Value” of the damage at the date of the occurrence.

**Personal Property and Improvements and Betterments:** “We” agree to pay any loss insured for Personal Property and Improvements and Betterments based on “replacement cost” provided that:

- (a) the property, at the time of loss, was useable for its original purpose and is not obsolete;
- (b) “you” have repaired or replaced the property promptly;
- (c) “electronic media” is reproduced from duplicates or from originals of the previous generation of the media (“we” will not pay the cost of gathering or assembling information or “data” for reproduction except as provided under Special limits of some personal property(h);
- (d) records, including books of account, drawings or card index systems are transcribed or copied from duplicates;

Otherwise, the basis of claim payment will be the “Actual Cash Value” of the damage on the date of the occurrence.

Loss of items such as fine arts, antiques, paintings and articles, which, by their inherent nature, cannot be replaced with a comparable article, will not be settled on a Replacement Cost basis.

If the loss or damage is not replaced or repaired within a reasonable time, “we” will pay the “Actual Cash Value” of the loss or damage at the date of the occurrence.

**Insurance Under More Than One Policy:** If “you” have insurance on specifically described property, our policy will be considered excess insurance and “we” will not pay any loss or claim until the amount of such other insurance is used up. In all other cases, our policy will pay its ratable proportion of an insured loss.

## SPECIAL DEFINITIONS

**“Actual Cash Value”** will consider the cost to repair, rebuild or replace the lost or damaged property, whichever is less, with new materials of similar kind, quality, and usefulness, but with proper deduction for depreciation.

In determining the proper deduction for depreciation, “we” will consider:

- 1. the use of the property and its obsolescence;
- 2. the condition of the property immediately before the loss or damage;
- 3. its normal life expectancy; and
- 4. its resale value.

**“Cash Cards”** means cards designed to store a cash value by electronic means for use as a mode of payment, without a personal identification number and without direct access to a bank account or other account.



**“Digital Assets”** means electronic files for which a fee has been paid that are downloaded and stored on home electronic equipment, computers or mobile phones. “Digital assets” does not include downloaded files pertaining to “your” “business”.

**“Identity Fraud”** means the act or acts of knowingly transferring or using, without lawful consent or authority, “your” means of identity which constitutes a violation of any federal, provincial, territorial or municipal law. “Identity Fraud” does not include the fraudulent alteration of account profile information, such as the address to which statements are sent. “Identity Fraud” does not include the unauthorized use of valid credit cards, credit accounts or bank accounts. “Identity Fraud” does not include the fraudulent use of a “business” name, trade name or brand identity or other method of identifying a “business” activity.

**“Identity Fraud Occurrence”** means any act or series of acts of “Identity Fraud” by a person or group which results in an insured loss during the policy period.

**“Personal Transporter”** means a self-balancing, electric-powered transportation device able to turn in place and designed for one person, with a top speed of 20km/h.

**“Replacement Cost”** means the cost, at the time of loss, of repairs or replacement (whichever is lower), with new property of similar kind and quality and usefulness, without deduction for depreciation.

**“Specified Perils”** means, subject to the exclusions and conditions in this policy;

1. fire;
2. lightning;
3. explosion;
4. smoke due to a sudden, unusual and faulty operation of any heating or cooking unit in or on the “premises”;
5. falling object which strikes the exterior of the dwelling or building in which you occupy a “unit”;
6. impact by aircraft or land vehicle;
7. riot;
8. vandalism or malicious acts, not including loss or damage caused by theft or attempted theft;
9. “water” escape meaning:
  - (a) the sudden and accidental escape of “water” from within a “water main”, swimming pool or equipment attached;
  - (b) the sudden and accidental escape of “water” or steam from within a heating, sprinkler, air conditioning or plumbing system, or a “domestic water container” which is located inside “your” “unit”;
  - (c) “water” which enters through an opening which has been created suddenly and accidentally by an insured peril;
10. windstorm or hail;
11. transportation meaning loss or damage caused by collision, upset, overturn, derailment, stranding or sinking of any automobile or attached trailer in which the insured property is being carried. This would also apply to any vehicle of a common carrier, but does not include loss or damage to property in a vacation or home trailer which is owned by “you”.

**“Student”** means any “student” insured by this policy, who is temporarily living away from home for the purpose of attending a school, college or university. The “student” must be dependent on the person(s) named as Insured on the “Declaration Page” or his or her “spouse” for support and maintenance in order for coverage on this policy to extend to him/her.

**“We”, “us” or “our”** means the Company or Insurer providing this insurance.

**“You” or “your”** means the person(s) named as Insured on the “Declaration Page” and, while living in the same household, his or her “spouse”, the relatives of either or any person under the age of 21 in their care. This also includes any “student” insured by this policy, who is temporarily living away from home for the purpose of attending a school, college or university.