



L E A M I N G T O N

Mennonite Home

Retirement Residence

ACCOMMODATION AGREEMENT

Residents first – through faith-based commitment, compassion, and community.

**Leamington Mennonite Home
Retirement Residence
ACCOMMODATION AGREEMENT**

The start date of this agreement is _____ and is between two parties:

The Leamington Mennonite Home (the "Home")

AND

_____ (the "Resident")

Background

1. This agreement relates to accommodation in a retirement residence.
2. The purpose of this agreement is to ensure the Resident understands his/her obligation to pay for accommodation in the Home. The Resident should also understand the Home's obligations with respect to accommodation. More information relating to accommodation is in the Home's package of information for residents.

THE RESIDENT AND HOME AGREE AS FOLLOWS:

1. The Resident's Obligation to Pay Accommodation Fees

- 1.1 The Retirement Residence has different classes of accommodation that have different rates. The LMH Board of Management (the "Board") sets these rates. Residents are required to pay homes the rate that is set for his/her class of accommodation.
- 1.2 Schedule A forms part of this agreement and sets out the class of accommodation the Resident will receive in the Retirement Residence and the rate set for that accommodation. This agreement will refer to the applicable rate as the "Accommodation Fee". The Accommodation Fee will change from time to time. (See section 2 below with respect to changes to Accommodation Fees.)
- 1.3 The Resident agrees to pay the Home the Accommodation Fee. Accommodation Fees are payable monthly by the due date set by the Home.
- 1.4 Where the Resident no longer resides in the Home, all Accommodation Fees up to the day the Resident's room is vacant, including overdue amounts, become due.

2 Changes to Accommodation Fees

- 2.1 Where there is a rate adjustment, the Home will attach a new Schedule A to this agreement that sets out the current Accommodation Fees that the Resident must pay to the Home under this agreement.

3 Changes to class of accommodation

- 3.1 Where the Resident changes from one class of accommodation to another, the Home will attach a new Schedule A to this agreement to reflect the change. The Resident's obligation to pay all

As of March 5, 2024

accommodation fees that applied to his/her previous class of accommodation remain in effect, despite any change to Schedule A.

4 Accommodation Fees and moving into the Home

4.1 If the Resident moves into the Home on the day he/she receives notice that accommodation is available in the Home, the Resident must pay the Home the Accommodation Fees for that day.

5 Accommodation Fees and discharge

5.1 The Resident must pay Accommodation Fees up to the day the room is vacant.

6 Accommodation Fees during and Absence

6.1 A Resident who is absent from the Home must continue to pay Accommodation Fees for each day of his/her absence. The term "absence" includes a casual or vacation absence, and also an absence for medical or psychiatric care or assessment.

7 Interest on Overdue Amounts

7.1 The Home may charge a reasonable amount of interest for missed, incomplete, or late payments. The current rate of interest on overdue accounts is set out in Schedule A. The interest rate may change from time to time.

7.2 The Home cannot charge interest to a resident who has applied for a rate reduction until the Ministry approves the maximum amount that the Home may charge that resident for accommodation.

8 Monthly Statement

8.1 The Home will provide the Resident with a monthly statement (by item) of his/her charges within thirty days after the end of each month.

9 Goods and Services Included with Accommodation

9.1 Certain goods and services are included with basic or preferred accommodation. Information about these goods and services is set out in the Home's package of information for residents.

SIGNATURES

The Resident's signature shows that he/she has read the agreement and understands it, and agrees to the terms set out in it. Both parties signed this agreement on

**RESIDENT/POWER OF ATTORNEY FOR
PROPERTY/GUARDIAN/TRUSTEE**

LMH REPRESENTATIVE

Name: _____

Name: _____

Signature: _____

Signature: _____

**Leamington Mennonite Home
Retirement Residence
ACCOMMODATION AGREEMENT APPENDIX
Goods and Services included with Accommodation**

The following list provides information about the goods and services included in basic or preferred accommodation:

- 1 Nursing and personal care on a 24-hour basis, the administration of medications, and assistance with activities of daily living
- 2 Medical care and restorative care as available in the Home
- 3 Certain equipment for the short-term use of the Resident
- 4 Meal service, hydration and meals (three meals daily, snacks between meals and at bedtime), special and therapeutic diets, dietary supplements and devices enabling residents to eat with minimum assistance
- 5 Social, recreational, spiritual, and physical activities and programs
- 6 Laundry, including labelling
- 7 Bedroom furnishings, bedding, and linen
- 8 Cleaning and upkeep of accommodations
- 9 Information package for residents
- 10 Insured devices, equipment, supplies, and services that are available to the resident through certain programs, such as the Ontario Assistive Devices Program (the government covers part of this cost and residents must pay the rest)

Note: The Resident (or Power of Attorney for Property/Guardian/Trustee on behalf of the Resident) may purchase additional goods and services from the Home under a separate agreement. The Resident has the ability to retain a physician or RN to perform the required services. This shall be communicated to the Director of Nursing Care & Seniors Services with further information provided in the Resident Admission Assessment and Care Plan.

**LEAMINGTON MENNONITE HOME
RETIREMENT RESIDENCE
ACCOMMODATION AGREEMENT
SCHEDULE A**

1. Accommodation available in the Home:

_____ **Private** _____ **Semi-Private**

2. The Resident selected to occupy:

_____ **Private** _____ **Semi-Private**

3. The Resident's monthly accommodation fees: (effective July 1, 2023)

- Semi-Private:** \$2,523.71
- Private (north):** \$2,775.58
- Private (west):** \$2,775.58
- Private (west-couple):** \$3,305.28
- Private (west-courtyard):** \$2,649.84
- Couples room (1 resident):** \$3,457.13
- Couples room (2 residents):** \$3,812.95
- New Room (1 resident):** \$3,660.23
- New Room (2 residents):** \$4,194.22
- Respite Care:** \$100.00/day

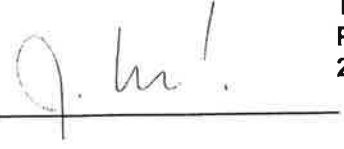
4. Emergency Fee Applicable **\$250.00**

5. Interest Rate for Late Payment:

5% per 30 Day Late or Missed Payment.

Leamington Mennonite Home
Retirement Residence

POLICY AND PROCEDURE

CATEGORY: Administration	SUBJECT: Trust Accounts	SECTION: T
DATE: January 2014	Administrator's Signature: 	POLICY: 2
REVISION DATES: May 2016, July 2020, January 2023		

TRUST ACCOUNTS (RESIDENTS)

POLICY:

The Leamington Mennonite Home provides a banking system for residents ensuring that their funds are secure and available for them to have spending money available.

A separate no-interest bearing fund has been established with all activity relating to resident trust accounts being recorded. Individual resident cash balances cannot exceed \$5,000. This service is offered by Leamington Mennonite Home without fee to the resident.

The Leamington Mennonite Home tracks resident activity by individual trust account through a trust software. A monthly itemized statement is available upon request. In addition, copies of account activity can be issued anytime upon request. A reconciliation of the trust account is completed and balanced with the individual trust accounts every day that a transaction occurs.

PROCEDURE:

- Trust banking days are Monday-Friday of every week except for Statutory Holidays. Banking hours are from 8:00am to 4:00pm. The trust box is in the Front Office of the LTC Home.
- Funds are withdrawn from the account as cash.
- For cash withdrawals during banking hours, the resident/POA for Finances signs the record of withdrawal. The record shows the amount of withdrawal and the balance remaining in the account.
- A receipt is provided if requested.
- Any money given to the resident is counted before it is handed to them.
- Funds are added to this account by a cash deposit from the resident/POA for Finances.
- Any funds given to the office directly by the resident/Finance POA are recorded in the same way as for a withdrawal. The record shows the amount of the deposit and the balance remaining in his/her account.
- Upon death or discharge of a resident, money will be withdrawn from the trust system by the Admin. Staff and forwarded along with the resident trust card to the Chief Financial Officer. The CFO will enter the cash as a payment to the resident account for refund of the total balance back to family when the resident account is finalized.