

happipad

Hosting Guide



Hosting With Happipad

The Hosting Experience

Becoming a Happipad host is so much more than renting a spare room. We are a community of people who are passionate about building connections, sharing experiences, and bringing new purpose to extra space.

Aside from receiving extra income and building new social connections, you have the opportunity to empower younger generations and connect with others who share the same values. We put an emphasis on compatibility so that your home will be a fun and welcoming place where you connect with like-minded people. Hosting can be a very rewarding experience where you can help others by sharing your local knowledge, sharing a meal, or learning from the diversity of renters.

Hosting is not for everyone, there are some responsibilities involved and you must be understanding of others. As a host you are not responsible for cooking, cleaning, or driving your renters. However, you are responsible for providing a warm and inviting home for your renter to feel welcome. Every shared living arrangement is different. As a host you will establish your own house rules and expectations to create the environment that you want.

	Able to pass a background and criminal screening and have been a resident in Canada for at least two years
	Interested in meeting new people from different backgrounds and cultures
	Comfortable sharing spaces in your home with others
	Provide a private bedroom in your home that is clean, has appropriate ventilation, adequate lighting, and emergency egress via a window
	All members in your home agree to host someone
	Home is near public transit and/or has parking available for your renter
	Up to date smoke detectors and fire extinguisher within the home
	Common areas are organized, personal items removed from renter's private room
	Own your home or have permission from the landlord if you are renting
	Have read and agree to the Happipad Terms and Conditions for being a host



Areas of the Home

Bedrooms

- We recommend providing a fully furnished bedroom for your renter with a closet or wardrobe. Unfurnished bedrooms can be provided but are often less desirable.
- Decor should be kept simple and neutral so that anybody will feel comfortable. Some renters may want to personalize their room with some artwork to make it feel like home. Discuss bedroom decor with your renter when they move in.
- Remove all of your personal items from the renter's bedroom and other private spaces. Avoid using your renter's room or closet for storage.
- The mattress should be clean and comfortable. This will help your renter get a great sleep.
- Bedrooms must be clean, have adequate ventilation and be free of odours and mould.

Kitchen

- Provide space in your fridge and freezer for your renter to store their personal food items. If you do not have enough freezer space consider getting a small chest freezer.
- Allocate space in the pantry for renters to store their food. Many hosts will share condiments and pantry basics with their renters.
- Ensure your kitchen has suitable cookware and utensils. Show your renter where everything is stored and how you like to keep things organized. Explain how to use your appliances and any special cleaning procedures.

Bathrooms

- Many renters prefer to have their own private bathroom. If sharing a bathroom, you must provide space for your renter to store their toiletries.
- Renters are responsible for cleaning their private bathroom and to share responsibilities cleaning shared bathrooms. Show your renter cleaning tips and tricks if they are struggling to keep it clean.
- Ensure there is a plunger and toilet brush available for your renter.

Common Spaces

- Shared areas of the house should be kept clean, clutter free, and inviting for your renter. Do not leave fragile or delicate items in places where they may be damaged. Space should be allocated for your renter to store shoes, jackets, and other personal items.
- Renters often want their own quiet space within the home. Discuss with your renter what areas can be used for studying, socializing or watching T.V. You may also establish a schedule for quiet hours.
- Common areas are a great place to connect with your renter and develop an enjoyable dynamic within the home. Be open to eating and watching films together. Making your renter feel welcomed in your home will make the living arrangements more enjoyable for everyone.
- If sharing cleaning supplies, make sure it is kept in a central location within the home.

Living Arrangement

Choosing Your Renter

When you post your room on Happipad, only registered Happipad renters are able to apply. When you receive applications from renters, you will be able to see how their personality compares with yours, details about their hobbies, interests, studies, work and more. You can also view their background screening report to help you feel comfortable inviting them into your home.

Hosts have the freedom to choose who they want to move into their home. Happipad filters applications and presents you with your top matches for compatibility. Hosts should always choose who they feel is the best fit for their home.

Meeting Your Renter

Happipad recommends meeting your renter face to face or through a video call prior to accepting their application. During your conversation, you should review your house rules and expectations, what your typical household routine and dynamics are, what furnishings your home has, and what each person enjoys to do in their spare time. This is an opportunity to get a better idea if the renter will be the right fit for your home.



Hosting Tip

When interviewing renters, talk about your typical routines and habits. Having a renter with a different schedule can make sharing the kitchen and common areas easier.

Moving In

One week before moving in, you should connect with your renter to discuss the time and day they will be moving in. Hosts should have a key ready for the renter and their bedroom should be clean and ready for their arrival. Upon your renter's arrival you should show them their room and give them a tour of your home, highlighting key points such as where the cleaning supplies are stored and where fire exits are located. After the tour, it is recommended to review house rules including policies on visitors, drinking, smoking, cleaning expectations, allergies, quiet time, and comparing weekly schedules.

Ending The Living Arrangement

All rental terms with Happipad are monthly fixed-term placements with a defined start and end date. You have the option to extend or shorten the rental term if required. The living arrangement will automatically end on the specified end date of the contract, requiring the renter to vacate the property. If you don't feel your renter is a good fit for your home, you have the option to mutually end the living arrangement early.

Security Deposits

Happipad collects security deposits from every renter when they sign a contract with a host. At the end of the contract, the deposit will be automatically returned to the renter unless the host makes a claim to Happipad for any damages at the end date of the contract.

Contracts and Support

Return of reservation deposits

Cancellation	Host Cancels	Renter Cancels
More than 30 days before start	Renter receives full refund	Renter receives refund, minus admin fee
Less than 30 days before start	Renter receives full refund	Deposit paid to host, minus admin fee

Rent

Renters pay rent through the Happipad platform. The funds are deposited directly into the host's bank account at the beginning of each month. Extra rent charges to the renter beyond what is outlined on the living agreement are not permitted. Renters are responsible for the additional cost of any goods and services not outlined in the living arrangement agreement.

Typical rent prices range from \$500-\$1000 per month (including utilities). This is dependent on location, size of the room, and amenities provided. Double occupancy (couples) is usually a 25% cost increase.

Contracts and Rules

Happipad creates a legally binding contract for every renter and host when you accept a renter application. The contract will include all the house rules, terms and expectations outlined in your room listing. Hosts are responsible for establishing their own house rules not limited to cleaning, quiet hours, use of spaces, visitor policies and more.

Hosts are responsible for reviewing all house rules and expectations when a renter moves in. Hosts should be very clear and detailed when explaining. Some renters from other countries may require additional explanation.

Conflicts in the Home

Sharing a home provides many benefits but like any relationship, conflicts can occur. Establishing and enforcing clear house rules will help prevent conflicts. If a disagreement occurs, Happipad will provide you with some resources to help resolve the problem. If you need more help you can request assistance from the Happipad Dispute Support Centre.

Happipad Dispute Support Centre

We hope to for every shared living experience to be enjoyable by both host and renter. However, if a problem arises that you are unable to deal with on your own, Happipad will provide support to help you resolve the problem. We believe in helping you maintain a happy household to prevent conflicts from escalating.

Strata

Most strata complexes will allow you to have a renter in your home. Many age-restricted complexes (55+) will allow you to have a renter who is under 55 years of age. Check your strata bylaws and consult your strata council before accepting a renter into your home.

Insurance

Hosts are responsible for carrying home and contents insurance. Most standard policies will allow you to have a renter in your home, however you must inform your insurance provider. Renters are responsible for their own insurance and will not be covered under the host's policy.

Host Responsibilities:

- Provide a furnished home including appliances, kitchenware and decor
- Provide your renter with access to your kitchen and common areas
- Be open, honest, tolerant, and respectful in communicating with your renter
- Give clear house rules and expectations for cleaning, noise, and visitors
- Discuss any allergies or special considerations with your renter
- Show your renter pet care and handling (if applicable)
- Maintain your home to a high standard. All appliances, lights, heating and ventilation is functional
- Communicate issues or concerns immediately to your renter and to the Happipad Dispute Support Centre if it cannot be resolved



Renter Responsibilities:

- Be open, honest, tolerant, and respectful in communicating with hosts
- Learn, understand, and follow the host's routines and house rules
- Respect the host's home and always clean up after yourself, including your bedroom, bathroom, and common spaces
- Discuss with your host any of your special requirements, preferences and interests so they can understand what you need to feel comfortable
- Discuss any food allergies, likes or dislikes with your host
- Inform your host if you will arrive home particularly late or will be away
- Do your own laundry
- Purchase your own food and prepare your own meals
- Communicate issues or concerns immediately to your host and to the Happipad Dispute Support Centre if it cannot be resolved

Checklist for Renter Arrival

- ☐ Bedroom is clean and personal items removed from closets. Linens and towels are clean and available for renter (if provided)
- ☐ Spare key and any access codes needed are given to renter
- ☐ Space allocated in kitchen cupboards, fridge and freezer for renter's food
- ☐ Emergency contact information is written in a central location
- ☐ Contact information is exchanged and preferred method of communication is given (call, text etc.)
- ☐ Introduce any pets that live in the home and any guidelines for care and handling
- ☐ House rules and expectations explained to renter upon move in. Renter confirms they understand the rules
- ☐ Establish cleaning and laundry schedules/routines
- ☐ Dietary restrictions and allergies explained to everyone in the home
- ☐ Give a tour of the home and where cleaning supplies/kitchenware is located, how to use appliances, and any special cleaning or organizational requirements
- ☐ Complete move-in inspection with renter and document any damages
- ☐ Compare schedules and develop plans to work around shared use of kitchen, bathrooms and other spaces