

Homeowners Comprehensive Form

Insuring Agreement

We provide you, as a homeowner, with coverage against various perils and liabilities as described or listed below, in return for payment of the premium.

Important

This insurance policy contains various conditions, exclusions and limitations which restrict coverage. Some of them may be amended by endorsement. Please read your insurance policy carefully.

A Guide to your Insurance Policy

Section I – Property Damage Coverages

This section describes the insurance on your dwelling building, detached private structures and personal property. It also insures any additional living expense or fair rental value loss incurred by you if an insured occurrence makes your dwelling or part of the dwelling rented to others unfit for occupancy.

Section II – Civil Liability Coverages

This section applies to your legal liability for unintentional bodily injury to others or damage to their property arising out of your premises or your personal actions.

It includes voluntary medical and funeral payments to others and voluntary payments to others for damage to their property.

It also provides benefits to residence employees if they are injured while working for you.

Useful Information

The insurance policy should be read as a whole. Consequently, clauses should be interpreted as they relate to each other and considering the entire insurance policy.

For a proper understanding of this insurance policy, the Coverage Summary page, the endorsements and the General Conditions must be considered in addition to this form.

Obligation to Inform Insurer

Both before the insurance policy is in effect and during the term of this policy, you must report to us any and all information that may influence our risk assessment. Such information must also be reported upon renewal of the insurance policy.

The obligation to inform the insurer is detailed in the Declarations section of the General Conditions, which deals with, among other aspects, material change of risk and the consequences of misrepresentation.

If you are unsure if you must report specific information, we recommend you contact us. Among other information, the following must be reported:

- Any criminal conviction of an insured;
- Any change in the occupancy or use of the premises;
- When you rent your dwelling, in whole or in part, for a period of more than 30 days per calendar year, whether consecutive or not;
- Any business or commercial activity on the premises;
- Any major renovation to the dwelling building or its detached private structures;
- When the dwelling building becomes vacant.

Definitions

"You" and "your" as used in the text that follows refer to the **Insured**. "We" and "us" refer to the insurer.

Although animals are not property, they will be considered as such for the application of the present insurance policy.

Words and expressions in bold are defined in this section. Note that the endorsements may include their own definitions.

The following definitions apply to the entire insurance policy. However, if a definition applies only to either Section I – Property Damage Coverages or Section II – Civil Liability Coverages, it will be so stated.

"Additional living expense" means any necessary increase in living expenses, including moving expense, incurred by the **Insured** to maintain his or her regular standard of living.

"Bodily injury" means bodily injury, sickness or resulting death.

"Business" means any continuous or regular pursuit undertaken for **remuneration** including a trade, profession or occupation.

"Cash card" or **"plastic money"** means a card or other medium storing electronic cash and used as a method of payment, which at the time of the purchase transaction does not require any personal identification number (PIN), signature or authorization.

"Civil authority" means an authority as defined under the Civil Protection Act or any other act or regulation.

"Computer software" means computer programs or instructions stored on electronic media, excluding video games of any kind.

"Computer system" means any computer, hardware, software, communications system, electronic device (including but not limited to smart phone, laptop, tablet, wearable device), server, cloud or microcontroller including any similar system or any configuration of the aforementioned and including any associated input, output, **data** storage device, networking equipment or back up facility.

"Cyber act" means an unauthorized, malicious, or criminal act or series of related unauthorized, malicious, or criminal acts, regardless of time and place, or the threat or hoax thereof involving access to, processing of, use of or operation of any **computer system**. It also includes **malware or similar mechanism**.

"Cyber incident" means:

1. any error or omission or series of related errors or omissions involving access to, processing of, use of or operation of any **computer system**; or
2. any partial or total unavailability or failure or series of related partial or total unavailability or failures to access, process, use or operate any **computer system**.

Cyber incident includes **malware or similar mechanism**.

"Data" means information, facts, concepts, code, or any other information of any kind:

1. that is recorded or transmitted in a form to be used, accessed, processed, transmitted, or stored by a **computer system** including programs, software and other coded instructions for the processing and manipulation of **data** or the direction and manipulation of such equipment; or
2. that is used for records, including but not limited to books of account, drawing or card index systems.

"Data Problem" means:

1. erasure, destruction, corruption, misappropriation, or misinterpretation of **data**;
2. error in creating, amending, entering, deleting or using **data**; or
3. inability to receive, access, transmit or use **data**.

"Detached private structure" means a permanent structure or building on the premises separated from the dwelling building by a clear space or only connected to the dwelling building by a fence, utility line or similar connection. Such structures or buildings must not be used for residence purposes, either in whole or in part.

"Domestic Water Container or appliance" includes, but is not limited to, fish tanks, water beds, heating, air conditioning or fire extinguishing systems, swimming pools, spas, saunas, fountains and other basins.

Definitions

"Drawn machinery" means a trailer without a load space that is used to carry only equipment or machinery which is permanently installed upon it.

"Electric bicycles" means a power assisted bicycle that meets the federal and provincial definitions of a power assisted bicycle and is incapable of attaining speeds higher than 32 km/h on level ground.

"Fair rental value" means the amount of rent you would have received, less any expenses that do not continue because of the **occurrence**.

"Fungi" includes, but is not limited to, any form or type of mould, yeast, mushroom or mildew whether or not allergenic, pathogenic or toxigenic, and any substance, vapour or gas produced by, emitted from or arising out of any **fungi** or **spores** or resultant mycotoxins, allergens, or pathogens.

"Garden-type tractors" means a tractor of not more than 30hp used for cutting lawns, tilling gardens and removing weeds. May also be used for snow removal. Does not include backhoes, front loaders, or similar equipment.

"Insured" means the person(s) named as insured on the Coverage Summary page, and

1. While living with the **Insured** in the same household:
 - a. his or her **spouse**;
 - b. the relatives of either;
 - c. any person under 18 years of age in their care; and
 - d. any person 18 years of age or over under their legal custody, if named on the Coverage Summary page.
2. A **student** who is dependent on the **Insured** or his or her **spouse**, provided that the dwelling building described on the Coverage Summary page serves as the named **Insured's** primary residence.
3. Applicable to Section II – Civil Liability Coverages only:
 - a. Any person having authorized use of or custody of an animal not excluded under this insurance policy and owned by the **Insured** (but not in the course of any **business**);
 - b. A **residence employee** while performing duties for you;
 - c. If the **Insured** dies while this policy is in force:
 - i. his or her legal representative, but only with respect to legal liability arising out of ownership, maintenance or use of the premises and while he or she has custody thereof;
 - ii. any person who was insured under this policy before the Insured's death and who continues to reside on the premises.

"Intangible Assets" means **intangible assets** including but not limited to non-fungible tokens (NFTs), other blockchain-based assets, digital collectibles, or digital art.

"Malware or Similar Mechanism" means any program code, programming instruction or other set of instructions intentionally constructed with the ability to damage, interfere with, or otherwise adversely affect computer programs, **data** files or operations (whether involving self-replication or not), including but not limited to 'virus', 'Trojan horses', 'worms', 'logic bombs' or 'denial of service attack'.

"Occurrence" means:

1. Applicable to Section I – **Property Damage** Coverages only:

An event causing loss or damage; all loss or damage having the same origin will be considered as one **occurrence**.
2. Applicable to Section II – Civil Liability Coverages only:

An event causing loss, injury or damage; all loss, injury or damage having the same origin will be considered as one **occurrence**, regardless of the number of claimants.

"Plumbing system" means water supply, distribution and drainage piping on the **premises**, including appliances and equipment attached thereto.

"Pollutant" means any solid, liquid, gaseous or thermal irritant or contaminant, including fuel oil, vapour, soot, chemicals, pesticides, herbicides, waste and smoke from agricultural smudging or industrial operations.

Waste also includes materials that are to be recycled, recovered and reused.

"Premises" means:

1. **Premises** located within the lot lines of the dwelling described on the *Coverage Summary* page.
2. **Premises** used as a residence by **students** insured under this insurance policy.
3. Applicable to Section II – Civil Liability Coverages only:
 - a. Secondary residences and other dwellings, provided they are specifically described on the *Coverage Summary* page.
 - b. **Premises** where you are residing temporarily or which you are using temporarily, provided that:
 - i. you do not own such **premises**; and
 - ii. you are neither the tenant nor user of the **premises** under the terms of an agreement for more than 180 consecutive days.
 - c. Subject to the coverage period, **premises** located within the lot lines of your newly acquired principal residence, provided that:
 - i. such **premises** are not covered by another insurance policy; and
 - ii. such newly acquired principal residence is located in Canada.

The coverage period is for 30 consecutive days:

 - i. It commences when you acquire ownership of, rent or occupy the **premises**, whichever occurs first.
 - ii. It ends upon expiration of the 30-day period or upon termination of this insurance policy, whichever occurs first.
 - d. Individual or family cemetery plots or burial vaults located in Canada and for which you are responsible.
 - e. Vacant land in Canada you own or rent, excluding farm land.
 - f. Land in Canada where an independent contractor is building a one-unit or two-unit dwelling to be occupied by you.

"Property damage" means damage to or destruction of property.

"Remuneration" means payment, in cash or in kind, made to a person for work done or services rendered.

"Renewable Energy Equipment" means permanently installed solar panels, wind turbines, and their apparatus installed on your premises and, where required, which have been installed by a qualified electrician and meet provincial installation requirements, and are used for the generation, transmission, storage, or utilization of mechanical or electrical power, predominately for personal use, not otherwise insured.

"Residence employee" means a person who performs duties for you in connection with the maintenance or use of the **premises**, including personal services. This does not include persons performing duties in connection with your **business** or under an independent contractor agreement or service agreement.

"Retention tank" or **"holding pond"** means a tank in which surface, ground or storm water runoff is held temporarily before being released gradually into the drainage system.

"Secured Storage Facility" means, a building designed specifically for storage that is locked and has 24-hour security monitoring.

Definitions

"Spore(s)" includes, but is not limited to, any reproductive particle or microscopic fragment produced by, emitted from, or arising out of any **fungi**.

"Spouse" means:

1. A person who is married to or has entered into a civil union with another person and is living with that person.
2. A person who is not married but has lived in a marital relationship in the same household for at least one year with another person who is publicly presented as his or her **spouse**. Such person will be considered to be a **spouse** in the following cases:
 - a. A child has been born or is to be born of their union;
 - b. They have adopted a child together;
 - c. One of them has adopted a child of the other.

"Student" means a person who is enrolled in and actually attends a school, college or university on a full-time basis.

"Terrorism" means an ideologically motivated unlawful act or acts, including but not limited to the use of violence or force or threat of violence or force, committed by or on behalf of any group(s), organization(s) or government(s) for the purpose of influencing any government and/or instilling fear in the public or a section of the public.

"Transportation accident" means collision or upset of a vehicle or a trailer, derailment of a train, crashing of a plane or stranding or sinking of a boat or **watercraft**.

"Under Construction" means

1. For construction of a new dwelling building or **detached private structure**:

The period of time commencing from the date site preparation is initiated and continuing through, excavation, laying of foundations and the assembly of components, concluding when the dwelling building/**detached private structure** is completed and ready for occupancy.

2. For alterations or repairs to existing dwelling buildings or **detached private structures**:

The period of time during any alterations or repairs involving site preparation, demolition, laying of foundations, removal or weakening of any structural support or the opening of an exterior wall or roof component that extends beyond 48 consecutive hours.

The period of construction commences from the date the alterations or repairs are initiated and continues until such time as all interior fixtures are installed with all exterior finishes and finished carpentry completed.

If the **premises** is unoccupied during the period of construction, the dwelling building or **detached private structure** is considered **"Under Construction"** until the occupants have taken up residency, regardless if the alterations or repairs have been completed.

"Vacant" refers to circumstances where, regardless of the presence of furnishings, all occupants have moved out with no intention of returning to reside in the dwelling building. A newly constructed dwelling is **vacant** after it is completed and before the occupants move in.

"Virtual currency" means a digital representation of value that functions as, including but not limited to, a medium of exchange, a unit of account, and/or a store of value. It includes, but is not limited to, digital currency, crypto currency, any other type of electronic currency, or on-line peer-to-peer mediums of exchange.

"Watercraft" means, in addition to the usual definition, pedal boats, rafts and sailboards.

Section I – Property Damage Coverages

We insure only **occurrences** that arise while this insurance policy is in force.

Amounts of Insurance

The amount of insurance for each of Coverage A, B, C and D is written on the Coverage Summary page.

Upon renewal of the insurance policy we will automatically increase the amounts of insurance written on the Coverage Summary page for Coverage A, B, C and D according to the inflation.

Coverage A – Dwelling Building

1. We insure the dwelling building described on the Coverage Summary page and the structures attached to the dwelling building, as well as appliances, furniture and equipment forming part thereof.
2. When the following are located on the **premises**, we insure:
 - a. Permanently installed outdoor installations, including fences.
 - b. Temporary outdoor installations, whether assembled or not, including car shelters.
 - c. Materials and supplies intended for use in construction, alteration or repair of the dwelling building, attached structures, **detached private structures** or outdoor installations.
 - d. Docks.
 - e. We will pay for loss or damage caused by an insured peril to **renewable energy equipment**, whether assembled or not, including their equipment and accessories.
3. When the following are located on an adjacent site, meaning a location in contact with the **premises**, we insure:
 - a. Building fixtures and fittings removed from the **premises** for repair or seasonal storage. The amount of insurance for such fixtures and fittings is equal to 10% of the amount of insurance written on the Coverage Summary page for Coverage A – Dwelling Building.
 - b. Materials and supplies intended for use in construction, alteration or repair of the dwelling building, attached structures, **detached private structures** or outdoor installations.
 - c. Docks located on dry land or installed along the shore of the **premises**.
4. When the following are not located on the **premises** nor on an adjacent site, we insure:
 - a. Building fixtures and fittings removed from the **premises** for repair or seasonal storage. The amount of insurance for such fixtures and fittings is equal to 10% of the amount of insurance written on the Coverage Summary page for Coverage A – Dwelling Building.
 - b. Only when in transit, materials and supplies intended for use in construction, alteration or repair of the dwelling building, attached structures, **detached private structures** or outdoor installations.

Coverage B – Detached Private Structures

We insure **detached private structures** that are located on the **premises**.

Coverage C – Personal Property (Contents)

1. Property Located on the **Premises**

When the following are located on the **premises**, we insure:

 - a. Personal property that is usual to a dwelling and that you own or use, including the following motorized vehicles:
 - i. Lawn mowers, snow blowers and **garden-type tractors** with a maximum power output of 22 kW (30 HP);

Section I – Property Damage Coverages

- ii. Boats or **watercraft**;
 - iii. Wheelchairs, three-wheeled scooters and four-wheeled scooters, with one seat, specifically designed for the carriage of a person who has a physical disability and used as such;
 - iv. Golf remote-control caddies;
 - v. Scooters and **electric bicycles** with a maximum speed of 32 km/h;
 - vi. Electric vehicles for children with a maximum speed of 10 km/h.
- b. **Drawn machinery** and trailers designed solely to transport a boat or **watercraft** and used as such.
- c. Personal property that is usual to a dwelling, owned by a **student** insured under this insurance policy and located at the **student's** residence. The amount of insurance for such personal property is equal to 10% of the amount of insurance written on the Coverage Summary page for Coverage C – Personal Property (Contents) or \$10,000, whichever is the greater.
- d. If you wish, and provided that it is not covered by any other insurance, personal property that is usual to a dwelling and that belongs to others, while such property is in your possession and located in a portion of the **premises** which you occupy.
- e. The personal property of your father and/or mother or your **spouse's** father and/or mother who are living in a nursing home or a home for the aged, but who are in your legal custody, for an amount not exceeding \$10,000.
2. Property Temporarily Away from the **Premises**

When the following are temporarily away from the **premises**, we insure:

- a. Personal property that is usual to a dwelling and that you own or use, including the following motorized vehicles:
- i. Lawn mowers, snow blowers and **garden-type tractors** with a maximum power output of 22 kW (30 HP);
 - ii. Boats or **watercraft**;
 - iii. Wheelchairs, three-wheeled scooters and four-wheeled scooters, with one seat, specifically designed for the carriage of a person who has a physical disability and used as such;
 - iv. Golf remote-control caddies;
 - v. Scooters and **electric bicycles** with a maximum speed of 32 km/h;
 - vi. Electric vehicles for children with a maximum speed of 10 km/h.
- b. **Drawn machinery** and trailers designed solely to transport a boat or **watercraft** and used as such.
- c. Personal property that is usual to a dwelling, owned by a **student** insured under this insurance policy and not located at the **student's** residence. The amount of insurance for such personal property is equal to 10% of the amount of insurance written on the Coverage Summary page for Coverage C – Personal Property (Contents) or \$10,000, whichever is the greater.
- d. If you wish, and provided that it is not covered by any other insurance and that it is usual to a dwelling:
- i. personal property belonging to others and in your possession;
 - ii. personal property belonging to your **residence employees** travelling for you.
- e. The personal property of your father and/or mother or your **spouse's** father and/or mother who are living in a nursing home or a home for the aged, but who are in your legal custody, for an amount not exceeding \$10,000.

Limitation of Amount Payable for Certain Personal Property

Should a personal property item be subject to more than one limitation, only the lowest limitation will apply.

1. In the event of an insured **occurrence**, for all property items belonging to a category listed in a) to j) below, we will pay a maximum amount of:
- a. \$500 for bullion, bank notes and money, including **cash cards**, **plastic money** and gift certificates, but not including **virtual currency**.
 - b. \$5,000 for securities.
 - c. \$5,000 for boats or **watercraft**, whether assembled or not, including their furnishings, equipment, accessories, motors and trailers.
 - d. \$5,000 for **computer software**.
 - e. \$2,500 for animals.
 - f. \$2,000 for goods or samples intended for sale but not pertaining to a **business**.
 - g. \$10,000 for lawn mowers, **garden-type tractors**, snow blowers and **drawn machinery**, including their equipment and accessories.
 - h. 10% of Coverage C or \$10,000, whichever is the greater, for wine and spirits, on the **premises** and 1% of Coverage C out of the **premises**.
 - i. \$2,500 for collectible cards. Collectible cards include, but are not limited to, sports or entertainment personality cards.
 - j. \$3,000 for each pedal or electric bicycle, including its equipment and accessories, whether or not attached to a bicycle.
2. In the event of theft, loss or mysterious disappearance, for all property items belonging to a category listed in a) to f) below, we will pay a maximum amount of:
- a. \$2,500 for manuscripts and numismatic and philatelic property.
 - b. \$5,000 for jewellery, precious or semi-precious stones, pearls and watches.
 - c. \$5,000 for fur garments, garments trimmed with fur and all other fur items.
 - d. \$6,000 for collections not subject to any other limitation.
 - e. \$15,000 for silverware, silver-plated ware, gold ware, gold-plated ware and pewter ware not subject to any other limitation.
 - f. \$20,000 for works of art not subject to any other limitation. Works of art include, but are not limited to:
 - i. paintings, pictures, drawings, etchings, engravings, prints and lithographs, including their frames;
 - ii. sculptures, statuettes and assemblages;
 - iii. hand-made rugs and tapestries.

Coverage D – Additional Living Expense and Fair Rental Value

The amount of insurance written on the Coverage Summary page for Coverage D is the maximum that we will pay per **occurrence** for all of coverage 1) and 2) below. The benefit periods, as indicated below, will not be interrupted by the expiration of your insurance policy.

We insure:

1. **Additional living expense:**
- a. When your dwelling is made unfit for occupancy as a result of loss or damage caused to your insured property by an insured **occurrence**. Payment will be made solely for the reasonable time required to repair or rebuild the dwelling building or, if you permanently relocate, the reasonable time required for you to permanently settle into a new dwelling.

Section I – Property Damage Coverages

- b. When a **civil authority** prohibits access to the **premises** or orders the **premises** to be evacuated as a direct result of an event occurring off the **premises** and caused by an insured peril. Payment will be made for a period not exceeding 14 days per event. The common exclusion Loss or Damage Caused by a **Pollutant** does not apply to the coverage outlined in paragraph (b). This coverage for ordered prohibited access or evacuations is not subject to a deductible.
 2. Loss of **fair rental value**:
 - a. When all or part of the dwelling building or its **detached private structures** rented to others or held for rental by you are made unfit for occupancy as a result of loss or damage caused to your insured property by an insured **occurrence**. Payment will be made solely for the reasonable time required to repair or rebuild the damaged building.
 - b. When a **civil authority** prohibits access to the **premises** or orders the **premises** to be evacuated as a direct result of an event occurring off the **premises** and caused by an insured peril. Payment will be made for a period not exceeding 14 days per event. The common exclusion Loss or Damage Caused by a **Pollutant** does not apply to the coverage outlined in paragraph (b).
- We do not insure the loss of **fair rental value** resulting from the termination of leases or agreements.

Extensions of Coverage

The extensions of coverage outlined below apply subject to the following conditions:

1. Unless specified otherwise, the amounts payable under these extensions of coverage are included in the amounts of insurance written on the Coverage Summary page for Coverage A, B, C and D.
2. All the limitations and exclusions of this insurance policy apply to these extensions of coverage.

Debris Removal

When insured property is damaged by an insured peril, we will pay necessary expenses incurred to:

1. Remove from the **premises** the debris of such property.

However, when the damaged property is plants, the limitation applicable to debris removal expenses set out in Extensions of Coverage – Outdoor Growing Plants replaces this paragraph.
2. Remove from the **premises** the debris cluttering such property so that the property can be repaired or demolished.
3. Clear access on the **premises** to such property so that the property can be repaired or demolished. However, we will not pay expenses to remove from the **premises** objects obstructing access.

Fire Department Charges

We will pay the charges that are levied against you when a fire department of a municipality, other than the one where your dwelling building is located, is called to respond on the **premises** owing to an insured **occurrence**. This amount is payable in addition to the amounts of insurance written on the Coverage Summary page for Coverage A, B, C and D.

Lock Replacement, Rekeying or Repair

We will pay for the replacement, rekeying or repair, whichever is the least expensive, of locks on your dwelling building if your keys are stolen. We will pay a maximum amount of \$1,000. If your exterior door keys are lost, we will pay 50% of the cost, up to \$500, for the replacement, rekeying or repair, whichever is the least. You must notify us within 72 hours of the discovery of the keys being lost.

The deductible does not apply to this coverage.

Soil Decontamination

When the soil of the **premises** is contaminated by a **pollutant** (including fuel oil) as the result of an insured peril, we will pay the necessary decontamination expenses. These expenses include the cost of necessary excavation and backfill work, including removal of the contaminated soil from the **premises**. We will pay a maximum amount of \$10,000.

Tear Out and Repair

We will pay the cost of tearing out and repairing any interior parts of the building as needed to allow repairs to be made to the **plumbing system**, domestic water containers or appliances or their equipment having caused insured water damage.

Business Property

We cover insured personal property pertaining to a **business**, up to \$7,500. Personal property pertaining to a **business** includes, but is not limited to:

1. Computer equipment and **computer software**;
2. Instruments;
3. Books;
4. Goods;
5. Tools;
6. Clothing.

This coverage applies subject to the following conditions:

1. The property is not covered by any other insurance policy.
2. The property is insured solely against the perils covered by this insurance policy.

Credit or Debit Cards and Forgery

1. We insure the financial loss you incur as a result of the unauthorized use of a credit or debit card issued in your name.
2. We insure the financial loss you incur as a result of unauthorized electronic transactions conducted in your name.

The coverage outlined in 1 and 2 applies subject to the following conditions:

- a. The unauthorized use or transactions were not made by an **Insured**.
- b. The cardholder complied with all the terms of issue and use imposed by the company that issued the card.
3. We insure the financial loss you incur as a result of the forgery or counterfeiting of cheques, drafts or other negotiable instruments.
4. We insure the financial loss you incur as a result of your acceptance in good faith of counterfeit paper currency.

For coverages 1, 2, 3 and 4 combined, we will pay a maximum amount of \$5,000.

Food in a Freezer or Refrigerator

We insure loss or damage caused directly to foods contained in a freezer or refrigerator which is located in your dwelling building and stops working because of a mechanical breakdown or power interruption.

We will also pay the reasonable expenses incurred by you to preserve the food while the appliances are being repaired or until power is restored.

This coverage does not apply when the power interruption is caused by the disruption of a circuit breaker or fuse on the **premises** or by disconnection of the power supply of the appliance, whether accidental or not.

Section I – Property Damage Coverages

Outdoor Growing Plants

We insure loss or damage caused directly to trees, shrubs, plants and lawns located outdoors, on the **premises**, by one of the following insured perils:

1. Fire;
2. Lightning;
3. Explosion;
4. Impact with a vehicle or aircraft;
5. Riot;
6. Vandalism;
7. Theft or attempted theft.

We will pay a maximum amount of \$1,000 per tree, shrub or plant. This amount includes expenses to remove from the **premises** debris from the damaged plants. However, the amount payable cannot be greater than 5% of the amount of insurance written on the Coverage Summary page for Coverage A – Dwelling Building

Property Located Away From the Premises

We cover insured personal property located anywhere in Canada, other than at the principal residence described on the Coverage Summary page or the residence of a **student** insured under this insurance policy.

This coverage applies when the damage is excluded solely due to application of:

1. Paragraph (3) of the Property Excluded section (which relates to property usually located elsewhere than the dwelling described on the Coverage Summary page); or
2. Paragraph (a) of the Theft or Attempted Theft exclusion under the Common Exclusions section (which relates to theft occurring in any location you own or rent).

We will pay a maximum amount of \$2,500.

Property Removed From the Premises as a Precaution

As a result of an insured **occurrence**, we cover insured personal property removed from the **premises** to protect it from loss or damage.

This coverage applies subject to the following conditions:

1. The property is insured solely against the perils covered by this insurance policy.
2. The coverage period is 60 consecutive days, but not beyond the expiry of this insurance policy. The period of 60 days does not apply to personal property in a **secured storage facility** as a result of an insured **occurrence**, but not beyond the expiry of this insurance policy.

The limitation regarding the amount of insurance set out in Coverage C – Property Temporarily Away From the **Premises** does not apply.

Property When Moving to Another Home

We cover insured personal property when you move, up to the amount of insurance written on the Coverage Summary page for Coverage C – Personal Property (Contents).

This coverage applies subject to the following conditions:

1. The property is not covered by any other insurance policy.
2. The property is insured solely against the perils covered by this insurance policy.
3. The coverage period is for 30 consecutive days. It commences when the first item of personal property leaves your principal residence. It ends upon expiration of the 30-day period or upon termination of this insurance policy, whichever occurs first.
4. During the coverage period, the personal property is insured, in Canada:
 - a. When located at the principal residence that you are leaving;
 - b. While in transit between the two principal residences;
 - c. When located at your newly acquired principal residence.

Change of Temperature

We insure loss or damage caused directly by a change of temperature to insured personal property located in your dwelling building. This coverage applies only if the change of temperature results from damage caused to the dwelling building or its equipment by an insured peril.

Loss of Computer Data

We insure loss of computer **data** caused directly by an insured peril. This coverage applies solely to computer **data** for which a licence or fees have been paid, including music files and digital books, but does not apply to computer **data** pertaining to a **business**.

We will pay a maximum amount of \$3,000.

Safety Deposit Box

Insured property while in a safety deposit box in a financial institution for an amount not exceeding \$10,000.

Mortgage Rate Protector

You may use this no deductible feature after a total loss to your dwelling. A total loss is one equal to at least the amount specified on the Coverage Summary page. It must also be a loss for which you are covered.

Your bank or lending institution may have the right to "call in" your mortgage after a loss. If a new mortgage at a higher, competitive rate of interest is obtained, we will pay, in addition to the policy limits, the difference between the old and new rates on the balance of your outstanding mortgage. We will pay each month. We will only pay for the duration period of your old mortgage until its expiry. We will cease to pay if title or interest in your **premises** is relinquished.

We will also pay for fees charged by a notary to obtain the new mortgage. We will not pay for other costs such as judgments or service charges.

Reward

We will pay a maximum of \$1,000 to any individual(s) or organizations (excluding law enforcement officers or agencies) for information leading to the arrest and conviction of any person(s) who robs from any person insured under this policy or, steals, vandalizes, burglarizes or commits arson to any covered property insured by this policy.

Regardless of the number of persons providing information, payment will not exceed \$1,000 in total.

Insured Perils

You are insured against all risks of direct loss or damage to insured property. However, all exclusions and limitations in this insurance policy apply.

Property Excluded

We do not insure:

1. Any property illegally acquired or kept.
2. Any property lawfully seized or confiscated.
3. Personal property normally kept at any location other than the dwelling described on the Coverage Summary page. However, refer to Extensions of Coverage – Property Located Away From the **Premises**.

Section I – Property Damage Coverages

4. Property, or a part thereof, that caused the **occurrence**, including but not limited to cases where the damage results from the breakdown, inherent vice or nature of the property.
5. Personal property at any fairground, exhibition or exposition for the purpose of its exhibition or sale.
6. Personal property related to **business**. However, refer to Extensions of Coverage – **Business** Property.
7.
 - a. Spas or swimming pools installed outside your dwelling building and their equipment, regardless of where the equipment is located.
 - b. Uninstalled spas or swimming pools and their equipment, wherever located.
 - c. Patios and decks not attached to your dwelling building and giving direct access to spas or swimming pools.
 - d. Sidewalks which surround inground swimming pools and are essential to its installation.
8. Docks other than those insured under Coverage A – Dwelling Building.
9.
 - a. Motorized vehicles, other than those insured under paragraphs (1)(a) and (2)(a) of Coverage C – Personal Property (Contents).
 - b. Parts, furnishings, equipment and accessories designed exclusively for motorized vehicles, other than those insured under Coverage C – Personal Property (Contents), that you own or that are in your care, custody or control.
 - c. Trailers other than those insured under Coverage C – Personal Property (Contents).
 - d. Aircraft and related parts, furnishings, equipment and accessories, including scale models and drones, except for unmodified toys intended for children under age 14.
10. Do-it-yourself kits to build an aircraft or motorized vehicle, other than those insured under Coverage C – Personal Property (Contents).
11. Personal property of roomers or boarders who are not related to you, unless they are named on the Coverage Summary page.
12. Wind turbines, where loss or damage is caused by:
 - a. windstorm, hail, or the weight of ice, snow or sleet;
 - b. collapse.
13. Animals, except where loss or damage is caused directly by one of the following insured perils:
 - a. Fire;
 - b. Lightning;
 - c. Fluctuations in artificially generated electric currents;
 - d. Explosion;
 - e. Smoke;
 - f. Riot;
 - g. Vandalism;
 - h. Water damage;
 - i. Hail;
 - j. Windstorm;
 - k. **Transportation accidents**;
 - l. Impact by objects which strike the exterior of your dwelling building or its **detached private structures**.
14. Exterior trees, shrubs, plants and lawns. However, refer to Extensions of Coverage – Outdoor Growing Plants.
15. Sporting items and equipment where loss or damage is due to their use. However, we insure sporting items and equipment (including bicycles) where loss or damage is caused directly by impact with a vehicle or aircraft. We also insure bicycles where loss or damage is caused directly by collision with a pedestrian.
16. **Virtual currency**.
17. **Intangible assets**.

Common Exclusions

The following exclusions apply to Coverage A, B, C and D, as well as to Extensions of Coverage. They apply in addition to all other exclusions indicated in this insurance policy.

1. **By-laws**
We do not insure loss, damage or expenses arising directly or indirectly from the enforcement of any by-law, regulation, ordinance or law that regulates zoning or the demolition, replacement, repair or construction of buildings or structures and that makes it impossible to repair or return the property to its condition as it was prior to the loss.
2. **Communicable disease**
We do not insure loss, damage or expenses caused directly or indirectly by a communicable disease. This exclusion applies whether or not there is another cause or **occurrence** (whether covered or not) that contributes concurrently or in any sequence to the occasioning of the loss, damage or expenses.
3. **Cyber act and incident**
We do not insure loss, damage or expenses arising directly or indirectly caused by, contributed to by, resulting from or arising out of any **cyber act** or any **cyber incident**. This exclusion applies whether or not there are one or more other causes or events (whether covered or not) that contribute concurrently or in any sequence to the occasioning of the loss or damage except you are still insured for ensuing loss or damage caused directly by fire, explosion, smoke or water damage all as described Specified Perils, and theft or attempted theft of property when such property is not otherwise excluded.
4. **Data**
We do not insure loss or damage caused directly or indirectly:
 - a. to **data** (however, refer to Extensions of Coverage – Loss of Computer **Data**);
 - b. by a **data problem**.However, we insure loss or damage caused directly to insured property by one of the following insured perils that results from a **data problem**:
 - a. Fire;
 - b. Explosion;
 - c. Fluctuations in artificially generated electric currents;
 - d. Smoke;
 - e. Water damage.

Section I – Property Damage Coverages

5. Defects

We do not insure loss or damage caused by mechanical, electrical or electronic breakdown or malfunction or by defects, unless such loss results directly from a fluctuation in artificially generated electric currents or lightning.

We do not insure the cost to repair defective or malfunctioning property or property that breaks down. However, we insure loss or damage caused directly to insured property by an insured peril resulting from such defect, malfunction or breakdown.

6. Earthquake, Erosion and Other Geological Phenomena

We do not insure loss, damage or expenses caused directly or indirectly by earthquake, volcanic eruption, avalanche, landslide, subsidence, tidal wave, tsunami or soil erosion.

This exclusion applies whether or not there is another cause or **occurrence** (whether covered or not) that contributes concurrently or in any sequence to the occasioning of the loss, damage or expenses.

7. Other Ground Movement

We do not insure loss or damage caused by compaction, expansion, settling or any other ground movement attributable to:

- a. the drying out, irrigation or drainage of the ground;
- b. cold, heat, freezing or thawing;
- c. the weight of a building, backfill or any other installation. However, we insure loss or damage caused directly to insured property by an insured peril resulting from such ground movement.

8. Faulty Material or Workmanship

We do not insure the cost of correcting faulty material or workmanship. However, we insure loss or damage caused directly to insured property by an insured peril resulting from such faulty material or workmanship.

9. Flood

We do not insure loss, damage or expenses caused directly or indirectly by flood. "Flood" includes waves, tides, tidal waves, tsunamis, dam breaks and the rising or overflow of any stream of water or body of water, whether natural or man-made.

This exclusion applies whether or not there is another cause or **occurrence** (whether covered or not) that contributes concurrently or in any sequence to the occasioning of the loss, damage or expenses. However, we insure loss or damage caused directly to insured property by a fire or explosion resulting from flood.

10. Freezing

We do not insure breakage caused by freezing to:

- a. Property located outside a building. However, we insure loss or damage caused directly by freezing to the outside drinking water main that supplies your dwelling building.
- b. A building or the personal property inside when the building is unheated during the regular heating season.
- c. A building or the personal property inside when the building is heated during the regular heating season but the **premises** have been unoccupied for more than eight consecutive days.

However, exclusion (c) above does not apply if, beyond that eight-day period:

- i. you arranged for a competent person to enter your dwelling daily to ensure that heating was being maintained; or
- ii. you monitored regularly the heat by a remote system; or
- iii. you shut off the water supply and drained all the installations and appliances.

11. Glass Breakage

We do not insure glass breakage which occurs while your building is **under construction** or **vacant**, even if we agreed to maintain this insurance policy in force during the construction or vacancy period.

This exclusion applies from the date that construction begins or the date that the dwelling building becomes **vacant**.

12. Gradual Damage

We do not insure:

- a. Wear and tear to, or gradual deterioration of, property.
- b. Loss or damage caused by rust, corrosion, dampness, condensation, extremes of temperature, wet or dry rot, **fungi** or **spores**.
- c. Repeated damage to property.

However, we insure loss or damage caused directly to insured property by an insured peril resulting from such gradual damage.

13. Impact by Water-borne Objects

We do not insure loss, damage or expenses caused directly or indirectly by impact by water-borne objects, including ice.

This exclusion applies whether or not there is another cause or **occurrence** (whether covered or not) that contributes concurrently or in any sequence to the occasioning of the loss, damage or expenses.

However, we insure loss or damage caused directly to insured property by a fire or explosion resulting from such an impact.

14. Loss or Damage Caused by Animals

We do not insure loss or damage caused by vermin, insects, birds, rodents, raccoons and bats.

However, we insure loss or damage to:

- a. insured property caused directly by an insured peril resulting from loss caused by such animals;
- b. building glass.

15. Loss or Damage Caused by a **Pollutant**

We do not insure:

- a. Loss or damage caused by **pollutants** (including fuel oil) which are discharged, dispersed or released or which escape as part of an industrial or agricultural activity. However, we insure loss or damage caused directly to insured property when such discharge, dispersal, release or escape results from an insured peril.

We also insure loss or damage caused directly to insured property by an insured peril resulting from such discharge, dispersal, release or escape.

- b. Loss or damage caused by the discharge, dispersal, release or escape of fuel oil from:

- i. any tank, apparatus or supply line located on the **premises**;
- ii. any tank, apparatus or supply line that you own or that is in your care, custody or control, wherever located.

Exclusion (b) above applies whether or not there is another cause or **occurrence** (whether covered or not) that contributes concurrently or in any sequence to the occasioning of the loss or damage. However, we insure loss or damage caused directly to insured property when such discharge, dispersal, release or

Section I – Property Damage Coverages

escape results from a fire or explosion. We also insure loss or damage caused directly to insured property by an insured peril resulting from such discharge, dispersal, release or escape.

16. Marring, Scratching or Breakage

We do not insure marring or scratching of any property or breakage of any fragile articles, except if such loss or damage is caused directly by one of the following insured perils:

- a. Fire;
- b. Lightning;
- c. Fluctuations in artificially generated electric currents;
- d. Explosion;
- e. Smoke;
- f. Impact by objects which strike the exterior of the building;
- g. Impact with a vehicle or aircraft;
- h. Riot;
- i. Vandalism;
- j. Water damage;
- k. Hail;
- l. Windstorm;
- m. **Transportation accidents**;
- n. Theft or attempted theft.

17. Moving of Buildings

We do not insure loss or damage resulting from moving your dwelling building or **detached private structures**, from the moment the building or structure is removed from its foundation or supports until the moment it is attached to a permanent foundation or to permanent supports.

This exclusion applies whether or not there is another cause or **occurrence** (whether covered or not) that contributes concurrently or in any sequence to the occasioning of the loss or damage.

18. Nuclear Incident

- a. We do not insure loss, damage or expenses caused directly or indirectly by any nuclear accident as defined in any nuclear liability act, law or statute, or by nuclear explosion.
- b. We do not insure loss or damage caused by contamination by radioactive material.

These exclusions apply whether or not there is another cause or **occurrence** (whether covered or not) that contributes concurrently or in any sequence to the occasioning of the loss, damage or expense.

19. Reactive Minerals

We do not insure loss or damage caused by pyrite, pyrrhotite or any other reactive mineral, whether in the ground or in a construction.

However, we insure loss or damage caused directly to insured property by an insured peril resulting from such minerals' reaction.

20. Rental of Your Dwelling

We do not insure **occurrences** resulting from rental of all or part of your dwelling for more than 30 days per calendar year, whether consecutive or not. However, this exclusion does not apply if mentioned on the Coverage Summary page.

21. Settling

We do not insure loss or damage caused to property by its settling, expansion, contraction, moving, bulging, buckling or cracking, except where such loss or damage results from an insured peril. However, we insure loss or damage caused directly to insured property by an insured peril resulting therefrom. We also insure damage to the building glass.

22. Terrorism

We do not insure loss, damage or expenses caused directly or indirectly by **terrorism** or by any activity or decision of a government agency or other entity to prevent, respond to or terminate **terrorism**.

This exclusion applies whether or not there is another cause or **occurrence** (whether covered or not) that contributes concurrently or in any sequence to the occasioning of the loss, damage or expenses.

23. Theft or Attempted Theft

We do not insure loss, damage or expenses caused by theft or attempted theft:

- a. Occurring at any location which you own or rent, other than the primary dwelling described on the Coverage Summary page or the residence of **students** insured under this insurance policy or the residence (nursing home or senior home) where your father or mother or the father or mother of your **spouse**, who are in your legal custody, covered by this contract.
However, exclusion (a) above does not apply if the theft or attempted theft occurs while you are temporarily living at the location.
Refer also to Extensions of Coverage – Property Located Away From the **Premises**.
- b. Committed by any tenant or member of the tenant's household to property used by them.
- c. Of any part of a dwelling building **under construction** on the **premises**.
Materials and supplies for use in the construction and personal property located on or adjacent to the area are also excluded.
Exclusion (c) above applies until construction is completed and the dwelling building is ready to be occupied.
- d. Of any part of a building that is **under construction** off the **premises**.
Materials and supplies for use in the construction and personal property located on or adjacent to the area are also excluded.
Exclusion (d) above applies until construction is completed and the building is ready to be occupied.
- e. Occurring while your dwelling building is **vacant**, even if we agreed to maintain this insurance policy in force during the vacancy period.
Exclusion (e) above applies from the date the dwelling building becomes **vacant**.
- f. Of insured property stored in a warehouse after the first 30 days of storage. This 30-day period commences on the date you begin to store property but does not extend beyond the date your policy term ends. The period of 30 days does not apply to personal property stored as a result of an insured **occurrence**, but not beyond the expiry of this insurance policy.

Section I – Property Damage Coverages

24. Use of Premises

We do not insure **occurrences** that occur while all or part of the **premises**, including your dwelling building or **detached private structures**, is used, with your knowledge, for:

- a. **Business** purposes not mentioned on the Coverage Summary page;
- b. Farming purposes for **remuneration** not mentioned on the Coverage Summary page;
- c. Criminal activity.

25. Vacancy

We do not insure **occurrences** that occur after your dwelling building has, with your knowledge, been **vacant** for more than 30 consecutive days.

26. Vandalism

We do not insure loss or damage caused by an act of vandalism:

- a. Committed while your dwelling building is **under construction** or **vacant**, even if we agreed to maintain this insurance policy in force during the construction or vacancy period.
Exclusion (a) above applies from the date construction begins or the date the dwelling building becomes **vacant**.
- b. Resulting from the use of all or part of the **premises** for drug operations.
"Drug operations" include cultivating, harvesting, processing, manufacturing, distributing or selling any substance regulated under the Controlled Drugs and Substances Act.

27. War

We do not insure loss, damage or expenses caused directly or indirectly by invasion, war or civil war, insurrection, rebellion, revolution, military force or usurped power or by operation of armed forces while engaged in hostilities, whether war is declared or not.

This exclusion applies whether or not there is another cause or **occurrence** (whether covered or not) that contributes concurrently or in any sequence to the occasioning of the loss, damage or expenses.

28. Water Damage

We do not insure:

- a. Loss or damage caused by water originating from continuous or repeated escape, overflow or backing up of water, whether or not you were aware of such escape, overflow or backing up.
- b. Loss or damage caused by water originating from escape, overflow or backing up of:
 - i. eavestroughs, downspouts or rainwater leaders;
 - ii. French drains;
 - iii. sewer connections;
 - iv. sewers;
 - v. septic tanks, drain fields or other wastewater treatment systems;
 - vi. ditches;
 - vii. sumps, **retention tanks** or **holding ponds**.

Loss or damage caused by water originating from an overflowing sump, **retention tank** or **holding pond** remain excluded even if the overflow is caused by a discharge pump that stops working due to a power outage caused by windstorm, rain, hail, freezing rain or a combination of these.

- c. Loss or damage caused by water originating from a rupture due to freezing of a **plumbing system** or of a **domestic water container or appliance** located inside an unheated building, during the regular heating season, or outside a building. However, we insure loss or damage caused directly by water originating from rupture of the drinking water main supplying your dwelling building.
- d. Loss or damage caused by water originating from a rupture due to freezing of a **plumbing system** or of a **domestic water container or appliance** located inside a heated building, during the regular heating season, when the **premises** have been unoccupied for more than eight consecutive days.

However, exclusion (d) above does not apply if, beyond that eight-day period:

- i. you arranged for a competent person to enter your dwelling daily to make sure that heating was being maintained; or
 - ii. you monitored regularly the heat by a remote system; or
 - iii. you shut off the water supply and drained all the installations and appliances.
- e. Loss or damage caused by ground or surface water entering or seeping into the building. However, exclusion (e) above does not apply if the water enters or seeps in through an opening which was created suddenly and accidentally by an insured peril.
 - f. Loss or damage caused by rain, snow, melting snow or melting ice entering or seeping through the roofs or walls of the building, or an opening therein. However, exclusion (f) above does not apply if the water enters or seeps through an opening which was created suddenly and accidentally by an insured peril.
 - g. Loss or damage caused by run-off of ground or surface water.
 - h. Loss or damage caused by water while your dwelling building is **under construction** or **vacant**, even if we agreed to maintain this insurance policy in force during the construction or vacancy period.

Exclusion (h) above applies from the date construction begins or the date the dwelling building becomes **vacant**.

29. Water Table

We do not insure loss, damage or expenses resulting directly or indirectly from the water table.

This exclusion applies whether or not there is another cause or **occurrence** (whether covered or not) that contributes concurrently or in any sequence to the occasioning of the loss, damage or expenses. However, we insure loss or damage caused directly to insured property by a fire or explosion due to the water table.

30. Wilful Negligence or Criminal Act

We do not insure **occurrences** resulting from any wilful negligence or criminal act by an **Insured**. However, this exclusion does not apply to an **Insured** who has not committed and is not involved in the wilful negligence or criminal act.

31. Work on Property

We do not insure loss or damage to property while the property is being worked on or undergoing any process when such loss results directly from the work or process. However, we insure loss or damage caused directly to insured property by an insured peril resulting from such work.

Basis of Settlement

Subject to the General Conditions of the policy, we will pay for any insured loss or damage arising out of an **occurrence**, up to the applicable amount(s) of insurance. After each **occurrence**, you remain covered for the same amounts of insurance. Any payment for loss or damage will not reduce the amounts of insurance provided by this policy. If any property is subject to more than one limitation, only the lowest limitation will apply.

Increasing of amounts of insurance (inflation related)

In the case of an insured **occurrence**, we will automatically increase the amounts of insurance written for Coverage A, B, C and D on the Coverage Summary page according to the inflation increase since the most recent change to these amounts.

Deductible

The deductible is the amount of the insured loss that you must assume. This amount is written on the Coverage Summary page. The deductible applies before any limitation.

If your claim involves personal property on which the Special Limits of Insurance apply, the limitations apply to losses exceeding the deductible amount.

By insuring both your habitational (principal residence) and automobile (private passenger) insurance policies with us, you will benefit from the application of a single deductible in the case of a loss involving both policies. Only the higher of the two deductibles will be applied when settling your claim.

Dwelling building and detached private structures

For loss or damage sustained by property insured under Coverage A – Dwelling Building or Coverage B – **Detached Private Structures**, we will pay based on one of the three options below.

If the conditions of Option 1 – Enhanced Repair or Replacement Cost Without Deduction for Depreciation and Option 2 – Repair or Replacement Cost Without Deduction for Depreciation are not met, we will pay for the insured loss or damage based on Option 3 – Actual Cash Value.

Option 1 – Enhanced Repair or Replacement Cost Without Deduction for Depreciation

This option does not apply to **detached private structures**.

If the following conditions are met, we will pay the cost, at the date of the **occurrence**, to repair your dwelling building or replace it, whichever is lower, up to 125% of the amount of insurance written on the Coverage Summary page for Coverage A – Dwelling Building.

1. The Coverage Summary page must indicate that this option applies.
2. The amount of insurance written for Coverage A – Dwelling Building on the Coverage Summary page must be equal to 100% of the replacement cost, as determined by a valuation guide acceptable to us.
3. You must agree to the conditions of the inflation protection coverage stated elsewhere in this form.
4. You must notify us within 30 days of the start of any additions or alterations which increase the replacement cost of your dwelling building by \$15,000 or more.
5. Repair or replacement must be made on the same location.
6. Materials used to repair or rebuild must be of similar quality as the materials in place prior to the **occurrence**.
7. Repair or replacement must be done within a reasonable time after the **occurrence**.
8. The building occupancy must be the same as prior to the **occurrence**.

The amount of insurance paid will not take into account depreciation.

Option 2 – Repair or Replacement Cost Without Deduction for Depreciation

If the following conditions are met, we will pay the cost, at the date of the **occurrence**, to repair or replace, whichever is lower, the property covered under Coverage A – Dwelling Building or Coverage B – **Detached Private Structures**.

1. Repair or replacement must be made on the same location.
2. Materials used to repair or rebuild must be of similar quality as the materials in place prior to the **occurrence**.
3. Repair or replacement must be done within a reasonable time after the **occurrence**.
4. The building occupancy must be the same as prior to the **occurrence**.

The amount of insurance paid will not take into account depreciation. This option does not apply to dilapidated **detached private structures** that are not useable for their original purpose.

No obligation to rebuild dwelling building on a Repair or Replacement Cost Without Deduction for Depreciation in case of total loss. The Coverage Summary page must indicate that this option applies.

In the event you decide not to repair or replace the damages or destroyed dwelling building under Coverage A and we determine your dwelling building to be a total loss we will indemnify you on a Repair or Replacement Cost Basis Without Deduction for Depreciation up to the limit specified on the Coverage Summary Page for the Dwelling Building (Coverage A).

In determining the cost of repairs or replacement we will not pay or include the increased costs or repair or replacement due to the operation of any law regulating the zoning, demolition, repair or construction of buildings and their related services.

Single Limit of Insurance endorsement does not apply.

Option 3 – Actual Cash Value

We will pay the actual cash value.

The actual cash value will take into account the cost to repair or replace, whichever is lower, at the date of the **occurrence**, using materials of similar quality as the materials in place prior to the **occurrence**, less any depreciation.

In determining depreciation we will consider, among other factors, the condition of the property before the **occurrence**, its resale value and its life expectancy.

Personal property

For loss or damage sustained by personal property insured under Coverage C – Personal Property (Contents), we will pay based on one of the two options below.

If the conditions of Option 1 – Repair or Replacement Cost Without Deduction for Depreciation are not met, we will pay for the insured loss or damage based on Option 2 – Actual Cash Value.

Option 1 – Repair or Replacement Cost Without Deduction for Depreciation

If the following conditions are met, we will pay the cost, at the date of the **occurrence**, to repair or replace, whichever is lower, the personal property covered under Coverage C – Personal Property (Contents).

1. Repair or replacement must be made with property of like kind and quality.
2. Repair or replacement must be made within a reasonable time after the **occurrence**.

The amount of insurance paid will not take into account depreciation.

This option does not apply to:

1. property that was not useable for its original purpose or had not been maintained in workable condition;
2. objects that cannot be replaced with new articles because of their inherent nature, including antiques, fine arts, paintings and sculptures;
3. objects whose age or history contributes to their value, such as memorabilia, souvenirs and collectibles.

Section I – Property Damage Coverages

Option 2 – Actual Cash Value

We will pay the actual cash value.

The actual cash value will take into account the cost to repair or replace, whichever is lower, at the date of the **occurrence**, using property of like kind and quality, less any depreciation.

In determining depreciation we will consider, among other factors, the condition of the property before the **occurrence**, its resale value and its life expectancy.

Section II – Insurance of Your Liability To Others

We insure only **occurrences** that arise while this insurance policy is in force.

Amounts of Insurance

The amount of insurance for each of Coverages E, F and G is written on the Coverage Summary page.

It applies to each **Insured** separately, but it is the maximum amount we will pay for any one **occurrence** no matter how many **Insureds** are involved.

Coverage E – Legal Liability

The amount of insurance written on the Coverage Summary page for Coverage E is the maximum global amount that we will pay per **occurrence** for all liability coverages listed below.

Coverage is limited to compensatory damages.

Personal Liability

We will pay all sums which you become legally liable to pay as compensatory damages because of unintentional **bodily injury** or **property damage**, as well as resultant loss of use, arising out of:

1. Your personal actions anywhere in the world provided the dwelling building described on the Coverage Summary page is occupied by you as a principal residence. This coverage applies to a **student** insured under this insurance policy.
If the dwelling building described on the Coverage Summary page is not occupied by you as a principal residence, you are insured only for legal liability arising out of ownership, maintenance or use of the **premises** described on the Coverage Summary page.
2. The ownership, maintenance or use of the **premises**, including the legal liability of other persons that you assume, under a written contract, in relation to your **premises**.
We do not insure claims arising out of:
 - a. liability you have assumed by contract with a railway company;
 - b. a contract for the production or distribution of energy.
3. The ownership, maintenance or use of a boat or **watercraft** you own and which:
 - a. is described on the Coverage Summary page;
 - b. is not described on the Coverage Summary page, provided:
 - i. such boat or **watercraft** is not more than 8 metres (26 feet) in length; and
 - ii. when equipped with one or more outboard, inboard or inboard-outboard motors, such motor(s) do not exceed 38 KW (50 HP) in total per boat or **watercraft**;
 - c. is newly acquired after the effective date of this policy, provided such boat or **watercraft** has the same characteristics as the boat(s) or **watercraft** described on the Coverage Summary page.
The coverage period is 14 consecutive days. This period begins on the date the boat or **watercraft** is acquired. It ends upon expiration of 14 consecutive days or termination of this insurance policy, whichever occurs first.
4. The use or operation of boats or **watercraft** not owned by any **Insured**.
5. The ownership, maintenance or use of the following motorized vehicles which you own:
 - a. Lawn mowers, snow blowers and **garden-type tractors** of not more than 22 KW (30 HP), including their trailers or attachments, used or operated on the **premises** and, provided they are not used for compensation or hire, occasionally off the **premises**;
This condition does not apply to activities described under paragraph (2) of Coverage E – **Business** and **Business** Property.
 - b. Wheelchairs, three-wheeled scooters and four-wheeled scooters with one seat, specifically designed for the carriage of a person who has a physical disability and used as such;
 - c. Golf remote-control caddies;
 - d. Motorized golf carts while in use on a golf course;
 - e. Scooters and **electric bicycles** with a maximum speed of 32 km/h;
 - f. Electric vehicles for children with a maximum speed of 10 km/h.
6. The use of a motorized vehicle not owned by any **Insured**, provided the vehicle:
 - a. is not subject to mandatory registration; and
 - b. is intended solely for off-road use.
This coverage applies solely in excess of any other Civil Liability Insurance policy or if there is no such policy.
7. The ownership, maintenance or use of any trailer or its equipment provided that such trailer is not attached to or carried on a motorized vehicle.

We do not insure:

1. Claims arising from the sale of a commercial or industrial building or a residential building containing more than six dwelling units.
2. **Property damage**, including resultant loss of use, to property:
 - a. you own or use;
 - b. in your care, custody or control or for which you are liable as a tenant or occupant; However, refer to Coverage E – Civil Liability for **Premises** You Do Not Own.
 - c. as a result of work done on it;
 - d. owned by a person living with you in your household.
3. Damage to an animal you own or in your custody.
4. **Bodily injury** to you or to any person living with you in your household, other than your **residence employees**.
5. Any fines, penalties, punitive damages, exemplary damages or any other sum over and above actual compensatory damages.

Civil Liability for Premises You Do Not Own

We will pay all sums which you become legally liable to pay as compensatory damages because of unintentional **property damage** to **premises** or their contents you do not own, as well as resultant loss of use.

This coverage applies if the loss or damage is caused by any of the insured perils below, as set out in Section I – **Property Damage** Coverages:

1. Fire;
2. Explosion;
3. Smoke;
4. Water damage.

Section II – Insurance of Your Liability To Others

This coverage applies if you are liable for these **premises** or their contents which you are using, renting, occupying or have in your care, custody or control.

Employers' Liability

We will pay all sums which you become legally liable to pay as compensatory damages due to unintentional **bodily injury** to your **residence employees** while in the course of their employment by you.

We do not insure liability imposed upon or assumed by you under any workers' compensation statute.

Business and Business Property

We will pay all sums which you become legally liable to pay as compensatory damages because of unintentional **bodily injury** or **property damage**, as well as resultant loss of use, arising out of:

1. Activities during the course of your **business** which are not ordinarily incidental to your **business**.
2. The temporary or part-time **business** pursuits of an **Insured** under 21 years of age or a **student** covered by this insurance policy.
3. The use of part of the dwelling building or **private detached structures** for your **business**, if mentioned on the Coverage Summary page.

Rental Activity

We will pay all sums which you become legally liable to pay as compensatory damages because of unintentional **bodily injury** or **property damage**, as well as resultant loss of use, arising out of:

1. The rental of all or part of your dwelling for not more than 30 days per year, whether consecutive or not.
2. The rental of not more than three parking spaces in garages located on the **premises**.
3. The rental of a dwelling building, if the building is described on the Coverage Summary page and we have been notified of the rental.
4. The rental of rooms in your dwelling building, if mentioned on the Coverage Summary page.

Additional Agreements

If a claim is made against you for which you are insured under Coverage E – Legal Liability, we will defend you at our cost. We reserve the right to investigate, negotiate and settle any claim or suit if we decide this is appropriate.

Our rights and duties to defend cease when we have used up the amount of insurance under Coverage E – Legal Liability written on the Coverage Summary page has in payment of settlements.

In addition to the amount of insurance for Coverage E – Legal Liability, we will pay, among other costs:

1. All expenses which we incur.
2. All costs charged against you in any suit insured under Coverage E – Legal Liability.
3. Any interest awarded by the court on that part of the judgment which is insured under Coverage E – Legal Liability.
4. Premiums, up to the amount of insurance for Coverage E – Legal Liability, for:
 - a. Bonds to release any property that is being held as security;
 - b. Appeal bonds required in any insured lawsuit involving you. However, we are not obligated to apply for or provide these bonds.
5. Expenses which you have incurred for emergency medical or surgical treatment to others as needed immediately following an insured **occurrence**.
6. Reasonable expenses, except loss of earnings, which you incur at our request.

Coverage F – Voluntary Medical or Funeral Payments

The amount of insurance written on the Coverage Summary page under Coverage F is the maximum amount we will pay for each person in respect of one **occurrence**.

At your request, even if you are not legally liable, we will reimburse medical or funeral expenses incurred by or for the victim of an accident unintentionally caused by you or arising out of ownership, maintenance or use of the **premises**.

Medical expenses include expenses incurred for ambulance, surgical, dental, hospital, nursing and medical services. These expenses must be incurred within 12 months of the accident.

We will not reimburse:

1. Expenses covered by any plan or law, or under any other insurance policy.
2. Expenses covered by any workers' compensation statute.
3. Expenses incurred for you or for any person living with you in your household, other than your **residence employees**.
4. Expenses incurred by or for the victim of **bodily injury** caused intentionally by you or at your direction.
5. Expenses incurred by or for the victim of **bodily injury** arising out of the ownership, maintenance or use of any motorized vehicle, trailer, boat or **watercraft**, except those mentioned as covered in Section II – Civil Liability Coverages.

Coverage G – Voluntary Payment for Damage to Property

The amount of insurance written on the Coverage Summary page for Coverage G represents the maximum that we will pay per **occurrence**.

At your request, even if you are not legally liable, we will pay for **property damage** you cause to others, including damage caused intentionally by an **Insured** who is 12 years of age or under.

We do not insure:

1. Loss or damage arising out of the ownership, maintenance or use of any motorized vehicle, trailer, boat or **watercraft**, except those for which coverage is mentioned in Section II – Civil Liability Coverages.
2. Loss or damage caused to:
 - a. Property you or your tenants own or rent;
 - b. Property which is insured under Section I – **Property Damage** Coverages.
3. Loss of use, disappearance or theft of property.

Basis of Payment – Coverage G

1. We will pay the actual cash value of the property, up to the amount of insurance written on the Coverage Summary page for Coverage G.

The actual cash value will take into account the cost to repair or replace, whichever is lower, at the date of the **occurrence**, using property of like kind and quality, less any depreciation. In determining depreciation we will consider, among other factors, the condition of the property before the **occurrence**, its resale value and its life expectancy.
2. We may:
 - a. Pay for the loss in money or repair or replace the property.
 - b. Settle any claim either with you or the owner of the property.
 - c. Take over any salvage.

Section II – Insurance of Your Liability To Others

3. If necessary, you must help us verify the damage.
4. You shall not bring suit against us until you have fully complied with all the terms of this insurance policy, nor until 60 days after the required proof of loss has been filed with us.

Coverage H – Voluntary Compensation for Residence Employees

At your request, even if you are not legally liable, we will pay the benefits described below if your **residence employee** sustains **bodily injury** while working for you, provided:

1. You are released from any liability for the accident; and
2. We are subrogated in the rights of the **residence employee** or any person acting on his or her behalf against any at-fault third party.

If your **residence employee**, or any person acting on his or her behalf, does not accept these benefits or sues you, we may withdraw our offer of payment. However, this will not reduce our obligations under Coverage E – Legal Liability. We will not pay benefits for any hernia injury.

Benefits

In this coverage, "weekly indemnity" means two-thirds of your **residence employee's** weekly wage at the date of the accident, subject to a maximum of \$200 per week.

Article 1 – Death

If the accident leads to the death of your **residence employee** within the following 26 weeks, we will pay:

1. To those wholly dependent upon the **residence employee**, a total of 100 times the weekly indemnity in addition to any sums payable until death under Article 2 – Temporary Total Disability.
2. Actual funeral expenses up to \$1,000.

We can require an autopsy before we make payment.

Article 2 – Temporary Total Disability

If the accident leads to a temporary total disability within the following 14 days such that your **residence employee** cannot work at any job, we will pay weekly indemnity for up to 26 weeks. However, we will not pay for the first seven days unless the disability lasts for six weeks or more.

Article 3 – Permanent Total Disability

If the accident leads to a permanent total disability within the following 26 weeks such that your **residence employee** cannot work at any job, we will pay weekly indemnity for 100 weeks.

This benefit is payable in addition to the sums paid under Article 2 – Temporary Total Disability.

Article 4 – Permanent Partial Disability

If the accident leads to your **residence employee** suffering the loss of, or permanent loss of use of, one or more of the following within 26 weeks of the accident, we will pay weekly indemnity for the number of weeks written in the Schedule of Benefits.

The number of weeks cannot exceed 100 in total.

This benefit is payable in addition to the sums paid under Article 2 – Temporary Total Disability.

The **residence employee** cannot receive benefits both under this article and under Article 1 – Death or Article 3 – Permanent Total Disability.

Schedule of Benefits For Loss or irrecoverable loss of use of:	Number of Weeks
A. Arm, forearm or hand	100
B. One finger	25
C. More than one finger	50
D. One leg or foot	100
E. One toe	25
F. More than one toe	50
G. Both eyes or sight in both eyes	100
H. One eye or sight in one eye	50
I. Hearing in both ears	100
J. Hearing in one ear	50

Article 5 – Medical Expenses

We will also pay:

1. Expenses incurred for ambulance, surgical, dental, hospital, nursing and medical services within 26 weeks of the accident, subject to a maximum benefit of \$1,000 for all such care and services.
2. Expenses incurred for supplying or replacing necessary artificial limbs or braces within 52 weeks of the accident, subject to a maximum benefit of \$5,000 for all such devices.

We do not insure you for expenses payable under any plan or law, or any other insurance policy.

Conditions

If requested, the **residence employee** must:

1. Submit to a physical examination at our expense, by doctors we select, as often as we may reasonably require.
2. Authorize us to obtain all necessary information, including any medical records.

Common Exclusions

The following exclusions apply to Coverage E, F, G and H, as well as to the Additional Agreements. They apply in addition to all other exclusions indicated in this insurance policy.

1. Activities
 - a. We do not insure claims arising out of your **business** or any **business** use of the **premises** or common **premises**. However, refer to Coverage E – **Business** and **Business** Property.

Section II – Insurance of Your Liability To Others

- b. Unless otherwise mentioned on the Coverage Summary page, we do not insure claims arising out of your farming operations or any use of the **premises** for farming operations, if undertaken for **remuneration**.
- c. Unless otherwise mentioned on the Coverage Summary page, we do not insure claims arising out of the rental of all or part of your dwelling for more than 30 days per calendar year, whether consecutive or not. However, refer to Coverage E – Rental Activity.
- 2. **Aircraft**
 - a. We do not insure claims arising out of the ownership, maintenance, use or operation of any aircraft, including scale models and drones, except for unmodified toys intended for children under 14 years of age.
 - b. We do not insure claims arising out of the ownership, maintenance, use or operation of **premises** used as an airport or landing strip, and all necessary or incidental operations.
- 3. **Assault or Harassment**

We do not insure claims arising out of indecent acts, sexual assault, sexual harassment, corporal punishment or abuse by you or with your express or implied consent or by any other person with your express or tacit consent.
- 4. **Assumed Liability**

We do not insure claims arising out of any liability assumed by you only by contract, except those set out in paragraph (2) of Coverage E – Personal Liability.
- 5. **Communicable disease**

We do not insure claims arising directly or indirectly out of the transmission of a communicable disease.

This exclusion applies whether or not there is another cause or **occurrence** (whether covered or not) that contributes concurrently or in any sequence to the occasioning of the loss or damage.
- 6. **Cyber act and cyber incident**

We do not insure arising from **bodily injury** or **property damage** directly or indirectly, whole or in part, caused by, contributed to by, resulting from or arising out of any **cyber act** or any **cyber incident**. This exclusion applies regardless of any other contributing or aggravating cause or event that contributes concurrently or in any sequence to the **bodily injury** or **property damage**.
- 7. **Data**

We do not insure claims arising out of:

 - a. Any erasure, destruction, corruption, misappropriation or misinterpretation of **data**;
 - b. Any error in creating, amending, entering, deleting or using **data**.
- 8. **Electronic Communications**

We do not insure claims arising out of the distribution or display of **data** via a website, the Internet, a social network, an intranet or extranet or any similar device or system designed or intended for electronic communication of **data**.
- 9. **Escape of Fuel Oil**

We do not insure claims arising out of the discharge, dispersion, release or escape of fuel oil from:

 - a. any tank, device or supply line located on the **premises**;
 - b. any tank, device or supply line that you own or that is in your care, custody or control, wherever located.
- 10. **Libel or Slander**

We do not insure claims arising out of the publication or utterance of libel or slander or of other defamatory or disparaging material, or a publication or utterance which violates an individual's rights of privacy.
- 11. **Nuclear Incident**

We do not insure claims arising out of any event which is insured under a nuclear energy liability policy issued by the Nuclear Insurance Association of Canada or any other group or pool of insurers, regardless of exhaustion of such policy limits or its termination.

This exclusion applies whether or not there is another cause or **occurrence** (whether covered or not) that contributes concurrently or in any sequence to the occasioning of the loss or damage.
- 12. **Premises Not Insured**

We do not insure claims arising out of ownership, maintenance or use of **premises** which you own or rent under the terms of an agreement for more than 180 days and which are not mentioned as covered in Section II – Civil Liability Coverages.
- 13. **Professional Services**

We do not insure claims arising out of any rendering or failure to render any professional service.
- 14. **Terrorism**

We do not insure claims arising directly or indirectly from **terrorism** or from any activity or decision of a government agency or other entity to prevent, respond to or terminate **terrorism**.

This exclusion applies whether or not there is another cause or **occurrence** (whether covered or not) that contributes concurrently or in any sequence to the occasioning of the loss or damage.
- 15. **Vehicles Insured**

We do not insure claims arising out of the ownership, maintenance, use or operation of any motorized vehicle, trailer, boat or **watercraft** mentioned as covered in Section II – Civil Liability Coverages while it is:

 - a. Used for carrying passengers or property for **remuneration**.
 - b. Used for **business** purposes, except temporary or part-time **business** pursuits of an **Insured** under 21 years of age or a **student** covered by this insurance policy.
 - c. Used in any race or speed test or skill test.
 - d. Rented to others.
 - e. Used or operated without the owner's consent.
- 16. **Vehicles Not Insured**

We do not insure claims arising out of the ownership, maintenance, use or operation of a motorized vehicle, trailer or **watercraft**, except those mentioned as covered in Section II – Civil Liability Coverages.
- 17. **War**

We do not insure claims arising directly or indirectly from any invasion, war or civil war, insurrection, rebellion, revolution, military force or usurped power or by operation of armed forces while engaged in hostilities, whether war is declared or not.

Section II – Insurance of Your Liability To Others

This exclusion applies whether or not there is another cause or **occurrence** (whether covered or not) that contributes concurrently or in any sequence to the occasioning of the loss or damage.

18. Waste Management

We do not insure decontamination or clean-up expenses arising from your inappropriate waste management.

19. Wilful Negligence or Criminal Act

We do not insure claims arising out of any wilful negligence or criminal act by an **Insured**.

This exclusion does not apply to an **Insured** who has not committed and is not involved in the wilful negligence or criminal act.

Other Insurance

If you have other insurance which applies to a loss or claim, or would have applied if this insurance policy did not exist, this policy will be considered excess insurance.