

TENANTS INSURANCE COVERAGE IN RESIDENCES

Effective for the 2018-19 academic year, you are required to maintain tenants insurance while living in Student Residences at the University of Manitoba. All residents will automatically be enrolled in a tenant insurance program provided by Marsh Canada and AIG Insurance. Each resident will be charged a tenant insurance fee of \$30 per term and will be required to pay this fee along with their residence fees by the payment deadline(s). While enrolment in this program is mandatory for all residents, you may opt out provided proof of alternate coverage is provided, i.e., you have purchased your own policy or are covered under your parents' homeowners policy. Please see FAQ for more opt out information.

POLICY DETAILS

\$10,000 CONTENTS COVERAGE

Each student will be provided with coverage to protect the contents in their room and other personal belongings worn or used by the student on- and off-premises up to \$10,000 — **subject to a \$500 deductible**. The policy provides "named perils" coverage to protect their personal property against losses such as fire, theft, or water damage with any claims to be settled on a "replacement cost" basis, i.e. without deduction for depreciation.

\$1,000,000 PERSONAL LIABILITY COVERAGE

If a student is found to be responsible for causing damage to the building or another person's property (for example, if a student accidentally started a fire in their room) or bodily injury to another person, the policy will respond up to \$1,000,000 to pay legal expenses and compensatory damages for which they are found to be legally liable.

\$2,500 ADDITIONAL LIVING EXPENSES

If as a consequence of an insured loss the residence room is unfit for occupancy or a student has to move out their residence while repairs are being made, the policy will pay the increased expenses (up to \$2,500) incurred by the student to obtain temporary housing. If a student has to move to a hotel for a few days while their room is being repaired, these additional costs would be covered and if required, increased food costs for restaurant meals.

FREQUENTLY ASKED QUESTIONS

Q1: What is a deductible and what is the cost of the deductible?

A: A deductible is the portion you are responsible to pay in the event of a claim being made.

Claims made under this policy are **subject to a \$500 deductible**.

Q2: How does this compare to purchasing tenant insurance on my own?

A: Similar coverage for tenant insurance in Manitoba for a single policy ranges from \$200-\$250/yr. The low cost of the tenant insurance program offered here (\$60/year) is achieved through a master policy discount.

Q3: My parents already have homeowners' coverage that extends to me while living away from home. Why do I need this coverage?

A: Your parents' homeowners policy may cover you while in residence but the deductible can often be higher and a single claim can drive premiums up well beyond \$60.

Q4: How do I opt out and does this mean I don't need to pay the \$30/term?

A: To opt out of the program, please visit web.housing.umanitoba.ca/forms/tenants-insurance

You will need to provide some basic information about the policy. Someone from our office will follow up with those who have submitted an opt out form and proof of alternate insurance will be required to be verified in one of two forms:

1. An image of a summary of benefits from an insurance company website.
2. A letter from the insurance company on company letterhead outlining the coverage, name of insured, and policy number.

If these conditions are met, you are not required to pay the \$30/term.

Q5: When is the deadline to opt out?

A: September 15, 2018 (January 15 – Winter term only students).

Q6: Once I have paid the tenant insurance fee, when and how do I receive the Certificate of Insurance?

A: The Certificate of Insurance will be e-mailed to each resident approximately 30 days after move-in.

Q7: When does coverage begin and end?

A: It starts immediately upon check-in to residence and ends when you check-out of residence. Coverage is maintained regardless of a room or building change.

Q8: If I withdraw from residence early, is the insurance fee refundable?

A: No, the tenant insurance fee is non-transferable and non-refundable.