



Pet By-law, By-law #35

ARTICLE 1 GENERAL

- 1.01 This By-law replaces the Pet Rules which were approved by General Members February 1989.
- 1.02 Residents are allowed to keep pets in the Co-op in accordance with this By-law. Residents must not permit pets to interfere with the use or enjoyment by other residents of their unit or common areas.
- 1.03 If a resident is uncertain as to whether a pet is permitted and/or must be registered in accordance with this By-Law, the resident is responsible for consulting the Co-op before acquiring the pet.
- 1.04 Pet owners must comply with all City of Toronto By-Laws governing the licensing and control of pets.
- 1.05 The designated staff person will be responsible for administering the Pet By-Law including record keeping and processing pet registrations in accordance with the provisions of this By-Law.

ARTICLE 2 TYPES OF PETS ALLOWED

- 2.01 **Dogs and Cats**

No household is allowed to have more than 2 dogs or 2 cats (or 1 of each) for a maximum of 2 pets.
- 2.02 A resident with a disability is allowed to have an animal that is specially trained to provide assistance.
- 2.03 Residents may have Contained Pets, in reasonable quantities. Examples of Contained Pets include, but are not restricted to, birds, fish and small rodents.

ARTICLE 3 **TYPES OF PETS NOT ALLOWED**

3.01 Exotic Pets

Exotic Pets are not allowed. For the purpose of this By-law, any pet that is protected as an endangered species or may be dangerous to other residents if allowed to escape are prohibited. Examples of exotic pets include, but are not restricted to, poisonous spiders, large or poisonous snakes and jungle cats.

3.02 Destructive and/or Dangerous Pets

The Co-op may refuse to allow members to keep any variety or breed of pet which it considers to be potentially dangerous or destructive or a nuisance, i.e. causing noise etc.

ARTICLE 4 **REGISTRATION**

4.01 All dogs and cats must be registered and tagged by the Co-op in accordance with Procedures established by the Co-operative. The Pet Registration form attached as Schedule A must be used to register dogs and cats with the Co-operative.

4.02 Pet Owners must comply with all City of Toronto By-laws requirements for the registration and health of their pets. This includes regular vaccinations.

ARTICLE 5 **CONDITION OF ANIMALS**

5.01 All dogs and cats nine months of age or older must be spayed or neutered.

5.02 The requirement for spaying or neutering of a pet may be waived by the Co-op or the requirement may be postponed if the resident responsible provides the Co-op with a written statement from the Humane Society or a licensed Veterinarian indicating that the animal should not be spayed or neutered, either at all or at this time. The requirement may also be waived if proper breeding papers are provided.

5.03 If a certificate indicating that the pet has been spayed or neutered is not available because a member has owned a pet for a considerable length of time, then the member may submit in its place a written declaration from the Humane Society or a licensed Veterinarian confirming that the pet has been spayed or neutered

ARTICLE 6 **NUISANCE**

- 6.01 Residents must clean up any mess created by their pets and must ensure that pet odours are controlled.
- 6.02 Residents must cover the cost of repairing any damage to the property of the Co-op or of another resident caused by their pets.
- 6.03 Residents must control their pets to prevent any noise or other behaviour that unreasonably disturbs other residents.

ARTICLE 7 **CONTROL**

- 7.01 All dogs, when not in a resident's unit, must be on a leash and always in the control of a responsible person aged 12 years or over.
- 7.02 Except as defined in Article 2.02, pets are not allowed in the following areas:
- Common rooms including the Playroom, Garden Room and Party Room
 - Laundry room
 - Co-op office
 - Common Area Washrooms
 - Main Lobby and Hallways except to travel to and from members' units.
 - Roof Deck

ARTICLE 8 **COMPLAINTS**

- 8.01 If a resident has a complaint about a pet, the complaint shall be dealt with in the following manner:
- a) Any resident with a complaint about a pet should make a complaint in writing and submit to the Co-op office.
 - b) When the Co-op receives a written grievance about a resident's pet, the Co-op will make a reasonable attempt to substantiate the complaint. If the complaint is substantiated or staff witness an incident the following action will be taken:

8.02 If there is a violation of this by-law, including but not limited to, complaints of dogs being unattended, without a leash, creating noise, destroying property or failing to clean up messes:

- i) First complaint: If damages are involved, the Co-op will require the resident to cover the cost of repairing any damages at his/her expense and will receive a letter of caution. If there is no damage involved, the Co-op will send a letter of caution and a warning of what a second complaint will involve.
- ii) For a second complaint: the Co-op will impose a fine of \$50.00 and a warning of what a third complaint will involve.
- iii) For a third complaint: the Co-op will impose a fine of \$100.00 and the member will be served with a Notice to Appear at a specified meeting of the Board to explain why he/she should not have to permanently remove his/her pet.

8.03 In the case where a member or pet's health and/or safety are at risk the Co-op reserves the right to contact the appropriate authority (i.e. Animal Control or Humane Society).

8.04 A member may be evicted for a serious breach of this By-law, repeated breaches of this By-law or for failing to remove an animal when required to do so by the board of directors.

Date Approved by the Board of Directors: December 4, 2002

Date Confirmed by the Members:..... February 6, 2003

**Schedule A
Pet By-law, By-law #35
Pet Registration**

Member Information

Member(s) Name			
Unit:		Phone:	
Phone:			

Pet Information

Type of Animal	Name of Pet	Breed	Gender (F/M)	Colour	Shots	Age	Neutered (Y/N)

Comments:	
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Signature of Member:	
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