

Co-operative D'Habitation Aile Nord Inc.

PET POLICY

Amended by the Policy Committee on February 7, 2013

Approved by the board on February 19, 2013

Approved by the membership: February 27, 2013

Members are allowed to keep pets in the co-op. Pets must not interfere with other members' use or enjoyment of their units or common areas. Pet owners must comply with all Provincial and City by-laws governing the licensing and control of pets. It is recommended that pet owners have a sign clearly posted indicating that a dog and/or cat (a pet) is on the premises. The co-op reserves the right to disallow a pet or variety of pet that it deems to be potentially dangerous or destructive.

1. Contained Pets

Pets that are normally contained in a cage, tank or other container may be kept in reasonable quantities and do not have to be registered with the co-op. Examples of contained pets include birds, fish and small rodents. Rodents are limited to two (2) per unit. Any units with more than two rodents prior to July 28, 2009 are grandfathered from this limitation. No reptiles or poisonous pets are allowed.

2. Maximum Quantities

Members may not keep more than two (2) dogs or two (2) cats or one (1) of each in each household.

3. Registration

Except as provided in paragraph 1, all pets must be registered with the co-op immediately upon signing the Occupancy Agreement and/or in the case of a new pet, immediately upon obtaining the pet

4. Condition of Pets

a) Pet owners must protect their pets against parasites (including fleas) and disease.

b) All pet owners must supply the office with documentation verifying that the pet has up to date inoculations. The office will request updated information annually. All members with pets are required to provide the updated documentation.

c) It is the responsibility of all members to inform the co-op if they own a pet that could pose a potential health hazard. No member will purchase or obtain any species that is known to present potential health hazards.

If a pet is left alone more than 48 hours and the co-op is concerned about the welfare of the animal, the co-op reserves the right to call the appropriate authorities and surrender the pet.

5. Nuisance

a) Members must immediately clean any mess created by their pet (stoop & scoop). This includes member's backyard areas. After receiving a letter from the office, the Board may hire a service to clean up the member's yard and bill it back to the household.

b) Members must repair any damage to their property, or that of another members property, or the common areas, if their pet causes the damages.

c) Members must control their pet to prevent any unreasonable noise that disturbs other members.

6. Control

a) Pets must be leashed and in control of a responsible person while on the grounds of the co-op.

b) Pets are allowed in the backyards only if properly secured and there is a responsible person in the unit. When a pet is tied, the leash should not be able to reach the neighbouring unit's adjoining property.

c) Dogs should not be walked on Co-op common grounds for the purpose of relieving itself. Pet owners should be using their backyards or walk their dogs on the city street. Leeway is granted for "accidents". "Accidents" must not occur on a regular basis and must be cleaned up immediately.

d) Pets are not allowed in the Community Centre.

e) In the case of guest pets, pet sitting longer than one (1) week, the pet must be registered with the co-op. Members are responsible for guest pets.

7. Complaints and Penalties

- a) Violations of City By-laws should be filed with the City By-law Enforcement Officer (Canine control).
- b) For general nuisance problems, a member with a complaint about a pet must first approach the owner and try and resolve the problem. If the situation cannot be rectified, a written and signed complaint detailing the circumstances should be sent to the board.
- c) When the co-op receives a written complaint about a member's pet (or a guest pet), the Co-op will make a reasonable effort to substantiate the complaint. If the complaint is substantiated the co-op will take appropriate action as follows:
 - i) For the first complaint the office will send a written warning letter.
 - ii) For the second complaint a fine of \$25.00 will be imposed by the co-op.
 - iii) For the third complaint a fine of \$50.00 will be imposed by the co-op and the member will be served with a Notice to Appear at a specific meeting of the board to explain why he/she should not have to permanently remove his/her pet.
 - iv) If the problem continues after the third complaint the Board of Directors reserves the right to proceed to remove the animal and/or start eviction proceedings.
 - v) All fines must be paid with their next housing charge. If the fine is not paid at this time, the member will be considered in arrears and subject to the arrears penalties.
- d) For instances of vicious attacks and health hazards; A complaint must be filed with the City By-law Enforcement Officer. The board will meet immediately to discuss the occurrence. The board will meet with the victim (and/or the parents) to determine the severity of the attack and to decide on an appropriate resolution to the situation. The board may require that the animal be removed from the co-op property immediately.

Amended by the Members of the 23rd of November 2003

Amended by the Members on the 12th of November 2001

Amended by the Members on the 8th Day of March 2000.

Amended by the Members on the 28th Day of July 2009.