

**CLINTWOOD NON-PROFIT HOUSING CO-OPERATIVE**

**BY-LAW NO. 22**

**PET BY-LAW**

**Passed by the Board of Directors March 26, 2018**

**Passed by the General Members June 4, 2018**

## **Article 1: General**

- 1.1** Ownership of a household pet is a privilege not a right. This privilege, once given may be withdrawn with cause by a vote of the board of directors. The co-op recognizes that the companionship of an animal can contribute to a human being's sense of well-being. Exotic pets and dangerous dogs are not permitted (refer to Article 3 of this by-law). Dogs trained for attack or menacing dogs in general are not permitted. Pet owners who fail to bring appropriate attention and diligence to the care of their pets can cause aggravation to other members and interfere with the quiet enjoyment of their homes. The board of directors will strictly enforce these guidelines.

## **Article 2: Contained Pets**

- 2.1** Pets that are normally contained in a cage, tank or other container may be kept in reasonable quantities. Examples of contained pets are birds, fish, small rodents, and rabbits unless Article 3 applies. Refer to Article 4 of this by-law.

## **Article 3: Destructive/Dangerous**

- 3.1** Dangerous, as deemed by Animal Services, or destructive animals, or animals that are illegal under any federal, provincial or municipal law, may not be kept by any member or anyone in a member's household or any guests. Examples of such pets include, but are not limited to, tarantulas, snakes, reptiles, wild animals, and dangerous dogs. **(Refer to City of Toronto fact sheet taken out)**

- 3.2** The board of directors can make an emergency decision on the removal of a pet that is an immediate threat to other members of the co-op.

Failure of a member to remove a pet when directed by the board is grounds for termination of occupancy and member rights.

- 3.3** When an animal is deemed dangerous by the Board of Directors, that animal must be muzzled at all times on co-op property.

## **Article 4: Maximum Quantities**

- 4.1** Members may have up to two (2) un-caged animals as per the following:

- One dog;
- One dog and one cat;
- Two cats.

- 4.2** Animals kept in cages (i.e. mice, hamsters, guinea pigs, birds or rabbits) are limited to two (2) cages per unit.

- 4.3 Members are not permitted to breed any animals for resale or any other purpose.
- 4.4 Aquarium/terrarium pets are not bound by numbers. However, the total container volume allowed in a unit is 20 gallons (or 75 litres).

#### **Article 5: Registration**

- 5.1 All pets must be registered with the co-op.
- 5.2 Each member when registering a pet must sign an agreement to abide by this by-law, and any decisions made by the board regarding his/her unit. Each dog or cat must be licensed according to the City of Toronto's "Dog and Cat Licensing By-law".
- 5.3 Members are to immediately notify the co-op office of any changes to the number of pets in their unit.

#### **Article 6: Condition of Animals**

- 6.1 Pet owners must protect their pets against parasites (including fleas) and diseases where applicable. Pet owners must provide the office with verification that their dog/cat has received its' annual vaccinations.
- 6.2 The co-op will not tolerate animal abuse. Any suspected animal abuse will be reported to Animal Services or Toronto Humane Society/Ontario SPCA. Staff is authorized to report suspected abuse when staff becomes aware of it.

#### **Article 7: Nuisance**

- 7.1 **STOOP AND SCOOP!** A member must clean up any mess created by his/her pet. This includes the member's own backyard and the co-op common areas. **Note:** This is also a City by-law. Should a member not stoop and scoop, the following will occur:
- 1<sup>st</sup> offence - \$100 fine and warning letter;
  - 2<sup>nd</sup> offence - \$225 fine and a Notice to Appear before the board **to consider loss of pet privileges;**
  - 3<sup>rd</sup> offence - A Notice to Appear before the board to consider **possible eviction.**
- 7.2 Pet owners are responsible and liable for any damage caused by their pet to the owner's unit (including flea infestation), common areas, and to other member's units or property. A member must repair any damage to the property of the co-op or member's property caused by their pet at the member's expense.

**7.3** If an animal belonging to a co-op household injures any person or domestic animal, the incident will be immediately referred to the board of directors for further action.  
**Important** – all animal cause injuries should be checked out by a physician or veterinarian.

**7.4** A member must control his/her pet to prevent any unnecessary noise, or noise that disturbs other members.

#### **Article 8: Control**

**8.1** Dogs are only allowed in the common areas of the co-op on a leash in the control of a responsible adult and not allowed to roam free outside.

Dogs are allowed in a unit's backyard under the following conditions:

- If the backyard is completely fenced in with a gate door, and the gate must be closed **and securely latched** at all times;
- Where the backyard is not fenced in, the dog must be securely secured on a leash or in a crate,
- There is a responsible adult in the unit, and
- Dogs are not allowed in the playground at any time.

**8.2** Cats are not allowed to roam freely in the co-op. The cat (s) must be contained in the unit, or must be on a leash when outside.

#### **Article 9: Complaints and Penalties**

**9.1** Any member with a complaint about a pet must first approach the owner and try to resolve the problem. If this is unsuccessful, member must contact Animal Services By-law Official (311).