

Administration	Buildings & Capital Assets	Board Approved Date:	21-02-24
Policy	Pets	Revision Date:	N/A
Policy No.	20-098	Internally Approved Date:	21-02-12
References	Dog Owners' Liability Act Municipal by-law Tenancy Agreement Dispute Resolution Policy		
Forms	Pet Identification Form		

1. Policy Statement

DRNPHC recognizes that pets enrich the lives of tenants. However, the rights of pet owners must be balanced with the reasonable enjoyment of other tenants and the management rights and responsibilities of DRNPHC.

2. Purpose

This policy establishes guidelines and procedures for pet owners which will be applied fairly and consistently to all tenants of DRNPHC

3. Scope

This policy applies to all tenants with pets at DRNPHC and is to be carried out by the staff of DRNPHC.

4. Definitions

Contained pet

Animals that are contained in a cage, tank or other container such as ferret, rabbit, bird, fish, rodents (such as mice, gerbils, hamsters) and reptiles (including snakes) as permitted by municipal bylaw.

Designated staff

The staff person(s) or department who has been designated to complete a particular action or requirement.

Household pet

A cat or a dog

Prohibited animals

Reference the specific local municipal by-laws.

Pit bulls

A pit bull terrier, a Staffordshire bull terrier, an American Staffordshire terrier, an American pit bull terrier, a dog that has an appearance and physical characteristics that are substantially similar to those of dogs referred to.

Service animals

Animals that have been trained to perform tasks to assist people with disabilities, such as guide dogs for people with visual impairments, hearing animal to signal people with hearing impairments.

5. Procedure

a) Restrictions

Municipal by-laws set out the maximum number of household pets (e.g. cats and dogs) permitted in each unit.

Pets must be registered with DRNPHC using the *Pet Identification Form*. The tenant must provide the following information for each pet:

- Species of Pet
- Description, including size and colour of the pet

DRNPHC will record this information so that it is available to staff and/or contractors entering the unit for authorized activities (inspections, unit showings, etc.).

Contained pets may be kept in reasonable quantities according to municipal bylaws and do not have to be registered with DRNPHC. DRNPHC reserves the right to limit the size of aquariums and will charge back to the tenant any costs related to water damage from aquariums, accidental or otherwise.

Exotic pets, wildlife or livestock are prohibited.

b) Responsibilities

Tenants are required to adhere to all municipal pet regulations including licensing, vaccination and cleaning up after their pets.

Tenants are encouraged to have all household pets six months of age or older, spayed or neutered.

Tenants residing in the building prior to the enactment of this policy will have their animals “grandfathered” into this policy and these pets may live out their lives at DRNPHC. However, the tenant is prohibited from adding additional pets to the household until the number of pets in the unit meets or is lower than the number of pets defined in this policy. Once that occurs, the “grandfather” clause will lapse.

Tenants, who acquire a prohibited pet(s) or exceed the restrictions on the number of pets outlined in this policy after initial occupancy, will have 30 days from the discovery of the animal(s) to relocate them or the tenant could face legal action under *Residential Tenancies Act*.

Pets must be on a leash, in a cage or under physical control of the owner at all times, while in the hallway, elevator, entryways, stairways and any other common areas of the building or site.

In addition to the above requirements, “grandfathered” tenants who own dogs identified as or resembling “pit bulls” must abide by the *Dog Owner’s Liability Act* and must muzzle their animal when in common areas and public spaces.

No pets, with the exception of service animals, will be allowed within the laundry room or common rooms of the building or site.

Exterior pet houses are not permitted. All pets will be housed within the tenant's unit.

Tenants must clean up after their pets in common areas or on lawns and the yard area of the housing unit. These areas will be kept clean of all animal excrement at all times.

Tenants are responsible financially for the repair of any damage to property whether within the tenant's unit, common and/or exterior areas, or other tenant's units, caused by their pets. DRNPHC may charge tenants with the cost of repairing damage caused by their pets, including removal of pet excrement that is not picked up by the pet owner.

Tenants must ensure that their pets' noise, odours or behaviour does not disturb other tenants.

c) Care of pets

Every tenant that has a pet will commit to providing the animal or arranging for the animal to be provided with adequate care as may be required to meet the needs of the pet and as defined in the municipal bylaws.

If an animal is found to be kept in unsanitary conditions (accumulation of fecal matter, odour, or insect infestation) which endanger the health of any person or animal or which disturbs the enjoyment of others, the municipal animal control officer will be informed. If the issue is not resolved to the satisfaction of DRNPHC, legal proceedings through the Landlord and Tenant Board may follow. DRNPHC will deal with each situation on an individual basis.

All pet owners must make arrangements for their pets when they are away, hospitalized or otherwise not able to care for the pet. Tenants may wish to consider friends, relative or caseworkers as alternate caregivers. Tenants are responsible to provide access to the caregiver. If the caregiver has forgotten or misplaced the keys, DRNPHC will not grant entry to the unit to non-leaseholders unless specifically authorized in writing by the tenant.

It is not the responsibility of DRNPHC to care for pets. If it is discovered that animals in a unit are not being cared for, an animal shelter or animal services will be called. If there is a fee of the cost charged by local animal shelter for this service will be billed to the tenant.

All unidentified animals running at large within the complex should be reported to the site Superintendent or Property Manager immediately (if absent, the municipal animal control officer).

If a pet harms (attacking or biting) or intimidates someone, the incident should be reported to the Superintendent or Property Manager immediately (if absent, the municipal animal control officer). Depending on the seriousness of the incident, it could result in legal and/or eviction proceedings against the pet owner.

End.