

PET BY-LAW

BY-LAW NO. 12

ARTICLE 1 GENERAL

1.01 Members are allowed to keep pets in the Co-Op in accordance with this by-law. Members must not permit pets to interfere with the use or enjoyment by other residents of their respective unit or the common areas.

1.02 If a member is uncertain as to whether a pet is permitted and/or must be registered in accordance with this by-law, the member is responsible for consulting the Co-Op before acquiring the pet.

1.03 Pet owners must comply with all City of Scarborough by-laws governing the licensing and control of pets.

1.04 The Co-Op Co-ordinator 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:** Members are allowed to keep a maximum of one (1) dog and one (1) house cat per unit or two (2) house cats per unit.

2.02 **"Seeing eye" dogs** are a special consideration and a maximum of two (2) seeing eye dogs of any breed are allowed per unit.

2.03 **Contained Pets:** Contained pets are defined as pets that are normally contained in a cage, tank or other container. Examples of contained pets include but are not restricted to fish, hamsters and birds, but excludes those described as "exotic pets" in section 3.01 below, which are not allowed.

ARTICLE 3 TYPES OF PETS NOT ALLOWED

3.01 **Exotic Pets** are not allowed. For the purpose of this by-law, an exotic pet will be considered to be any pet not commonly kept as a domestic pet. Examples include but are not restricted to spiders, snakes, ferrets, and lizards of any kind.

3.02 Except as defined in paragraph 2.02 above, the following breeds of dogs are not permitted on Co-Op property: "pit bull" terriers, rottweilers, german shepherds, standardbred doberman pinschers, and any dogs specifically trained as "attack" guard dogs.

3.03 **Destructive and/or Dangerous Pets:** The Board of Directors may refuse to allow any member to keep any pet which it considers to be potentially dangerous or destructive or a nuisance, that is, for example, causing excessive noise, damaging property, or inflicting injury.

ARTICLE 4 REGISTRATION

4.01 Proof must be provided by pet owners that their pet is licensed in accordance with City of Scarborough by-laws, on an annual basis.

4.02 Pet owners must protect their pets against parasites and diseases. A certificate of inoculation against rabies must be filed with the Co-Op at the time the pet is registered or before it has reached six months of age, and annually after that.

ARTICLE 5 CONDITION OF ANIMALS

5.01 All dogs and cats nine months of age or older must be spayed or neutered. A certificate issued by the Humane Society or a licensed veterinarian indicating that the pet has been spayed or neutered must be filed with the Co-Op when a pet is registered, or within one month of the animal turning nine months of age.

5.02 The requirement for spaying or neutering a pet may be waived by the Board or the requirement may be postponed, as appropriate, if the member 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.

5.03 If a certificate indicating a cat or dog has not been spayed or neutered because the member has owned the pet for a considerable length of time and the certificate cannot be found, then the member may submit in its place a written statement from the Humane Society or a licensed veterinarian confirming that the pet has been spayed or neutered.

5.04 All pets must be kept in good condition, ie., physical health, temperament, well-cared for and not abused.

ARTICLE 6 NUISANCE

6.01 Members must clean up after their pets when outside, as necessary (ie., stoop and scoop).

6.02 Members must repair any damage to the property of the Co-Op or of another member, caused by their pets. Members assume total responsibility for any noise, odour or bug infestations caused by their pets within the Co-Op.

6.03 Members assume all financial liability for any damage caused by their pets. Damages are as assessed by the Co-Op.

ARTICLE 7 CONTROL

7.01 All dogs and cats must be on a leash when outside and always in the control of a responsible person.

7.02 Except for seeing eye dogs, as defined in Article 2.02, pets are not allowed in the following areas:

- (a) meeting room
- (b) laundry rooms
- (c) co-op office
- (d) children's play areas
- (e) building lobbies and hallways, except to travel to and from members' units.

ARTICLE 8 DISPOSAL OF WASTE

8.01 Dog owners must stoop and scoop after their pets and dispose of waste by flushing the waste only down the toilet. Bags of waste are not to be left on the street curbs or thrown down the ravines.

8.02 Cat owners are responsible for disposing of their cat litter by double bagging and carrying it to the curb on garbage days. Cat litter is not to be left in the garbage rooms for disposal by building cleaners.

ARTICLE 9 COMPLAINTS

9.01 If a member has a complaint about a pet, the complaint shall be dealt with in the following manner:

- (a) The member must first try to resolve the complaint with the pet's owner.
- (b) If the member is unable to resolve the complaint with the pet's owner, the member may submit a written complaint to the Board of Directors.
- (c) The Board will mediate the complaint and take such action as it deems appropriate.

ARTICLE 10 EFFECTIVE DATE

10.00 This by-law is effective from the date that it is confirmed by the members of the Co-Op and is not retroactive.

PASSED by the Board of Directors and sealed with the corporate seal of the Co-Op on

September 7th 1997.

[Signature]

President

[Signature]
Secretary

CONFIRMED by at least two-thirds of the votes cast at a General Meeting of the Members

on September 30th 1997.

[Signature]

President

[Signature]
Secretary