

Royal City Co-operative Housing Inc.

Policy 2016.10

Pets

Passed by the Board of Directors of Royal City Housing Co-operative Inc.

at a duly constituted meeting on 23 August 2017

Confirmed by 2/3 majority at a duly constituted General Members'

Meeting on _____

Pauline Busby, President

Niles Normore, Corporate Secretary

Policy 2016.10

Pets

The ownership of a household pet is a privilege not a right and this privilege, once given, may be withdrawn by a vote of the Board of Directors.

The co-op requires responsible care of pets, and care and protection against damage of co-op property in accordance with the co-op's bylaws. The rights of co-op members, children, co-occupants and visitors to safety and quiet enjoyment on co-op property have priority over the privilege of co-op members to keep pets. The privilege will be granted by execution of a pet agreement between the Co-op and member(s) prior to the member(s) bringing a pet to the co-op.

1. All pet owners are to comply with Royal City Housing Co-operative Inc. Bylaws. Members are responsible to notify the office immediately of any changes with the number of pets in their unit. Any violation of this policy or any of Royal City Housing Co-operative Inc. Bylaw resulting from the behaviour of a pet is grounds for eviction if the violation is not remedied in a timely fashion to the satisfaction of the Board of Directors and/or the offended member(s). Ownership of pets per se is not grounds for eviction.
2. Grievances under this policy are to be taken up by the offended member(s) with the owner(s) of the pet(s) involved. Members may bring forth to the Board of Directors any urgent situations.
3. Pet owners must not encourage or permit their pets to create a nuisance, noise or behave in any manner while on co-op premises (inside or outside their residence) that causes a disturbance to the safety or quiet enjoyment of anyone else. Pet owners are expected to treat their pets with respect and humane treatment. Pet owners will ensure that their animals have sufficient food and water and care when the owner is absent from their unit for any period of time.
4. The co-op will limit the amount of pets that members may have. Members may have **up to two (2) uncaged** four legged mammals. i.e. Two cats, two small dogs or one large dog. Animals kept in cages, i.e. mice, hamsters, guinea pigs, birds or rabbits are limited to one cage per unit. Members are not permitted to breed these animals for resale or any other purpose.
5. Aquarium/terrarium pets are not bound by numbers, however the total weight per unit is 50 gallons.
6. Royal City Housing Co-op will not allow the following: pit bulls, pit bull crosses, attack dogs, or any other animals with a dangerous history, will not be permitted. These dogs are not suitable to live in a small confined area in our family-orientated community. We would highly recommend anyone with a breed of this type would need to find more suitable accommodations for their pets.

7. Members are not permitted to board animals for any period of time exceeding one week. The Board of Directors must approve exceptions.
8. All cats allowed to roam outside their owner's residence are required to be identified by a tag, including their most current rabies tag.
9. Pets will not be allowed to roam in the parking garage.
10. Cat owners are responsible for the removal of feces outside their units. Cat owners are responsible for the behaviour of their pets while outside their unit.
11. All dogs will need to have an annual license in accordance with the City of Guelph by-laws for licensing and regulating dogs. Note: The Co-op office will keep an up to date copy of all City of Guelph bylaws relating to animals available for members.
12. Dog and cat owners are required to remove and dispose of cat litter/feces from co-op premises (common and inside residences) not less than once a week.
13. Members must have their pets spayed or neutered, and provide proof to the office subject to appeal to the Board. All dogs, cats and rabbits must be vaccinated yearly against rabies and contact contagious diseases (distemper, respiratory infections, etc.). Parasite infestations must be controlled and eliminated in a timely fashion and owners will be liable for any control and remedial measures required by the co-op.
14. Pet owners are required to clean up after their pets immediately after any defecation whether on co-op, municipal or other private property in accordance with the municipal bylaw. The co-op will take action to seek enforcement of the municipal bylaw when a violation is reported to the Co-ordinator and members are encouraged to act similarly on their own initiative as responsible citizens. Pet owners, or members, at the discretion of the Board, shall be financially responsible for cleaning pet feces, urine, or spray, or other damage caused in their or another unit, or in any Co-op common areas.
15. All dogs must be under control and leashed while on co-op property. Dogs will not be allowed to roam. Dogs are allowed in the courtyard while on a leash and under the constant control of an adult member. Dogs must be securely tied within the porches of units around the courtyard and supervised at all times.
16. Animal Control will be called in to deal with stray pets of unknown ownership found wandering loose. Co-op members are encouraged to report loose roaming pets of known ownership to their owners.
17. Complaints referring to the same infringement of these regulations on the same day at approximately the same time will be treated as one and the same complaint.
18. No exotic animals as defined by the City of Guelph by-laws may be kept on the property of Royal City Housing Co-op. (see office for copy of City bylaws).

PET POLICY AGREEMENT

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|-----------|----------|--------------------------|
| Member(s) | Unit No. | 33 North Street, Guelph, |
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Whereas the member/s referred to above, agree that they have read, understood and agree to follow Royal City Housing Co-op Inc. Pet Policy;

Please list below the animals that will reside with the member/s.

| Pet Name | Dog/Cat /Other | Breed | Description |
|----------|----------------|-------|-------------|
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| | | | |

Evidence provided for neutered/spayed animals? Yes___ No___

Date of procedure. _____

Evidence provided for vaccination? Yes ___ No ___

Dogs: Rabies/Distempe (Others as recommended by your vet)

Cats: Rabies/Feline Respiratory Disease (Others as recommended by your vet)

Rabbits: - Rabies

Date of vaccinations _____

Signatures: _____(Member) _____ (Member)

Co-ordinator or Board Member _____