

Haliburton Community Housing Corporation

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PET POLICY

This policy is subject to change at the discretion of the Board of Directors.

Haliburton Community Housing Corporation (HCHC) acknowledges that pets often provide companionship and comfort to their owners and thereby increase tenants' quality of life.

HCHC also acknowledges that pet ownership comes with many responsibilities. Most pet owners take their responsibilities seriously and have long, successful tenancies.

This policy outlines the conditions that must be adhered to by tenants who wish to have pets during their tenancies at Parklane Apartments or Echo Hills Apartments.

1.0 NUMBER AND TYPE

- 1.01 The maximum number of animals allowed is **one** per tenancy agreement. This will be strictly adhered to.
- 1.02 Preferred animals are cats or dogs. Other small mammals such as rabbits, Guinea pigs, and hamsters may also be considered as long as they remain caged.
- 1.03 Reptiles and insects of any kind will not be allowed.
- 1.04 Breeds that are inherently dangerous by nature or unlawful in Ontario will not be allowed.

2.0 REGISTRATION

- 2.01 Applicants who have been offered housing will be asked if they have pets or wish to have **one** pet. If the answer is yes a pet registration form (Schedule 1) will be provided to the applicant to complete.

- 2.02 A tenant who is already living in an HCHC unit will complete the pet registration form prior to bringing **one** pet into the building. All other conditions will also apply.
- 2.03 In situ tenants who have **one** pet when this policy comes into force will also follow Article 1.01.

3.0 SPAYING AND NEUTERING

- 3.01 All pets must be spayed or neutered prior to coming to live in the building. For new tenants: keys to the unit will not be given until proof is provided.
- 3.02 Proof that the pet has been spayed or neutered shall be a letter from the veterinarian who performed the surgery or an invoice outlining the service which is dated and clearly marked PAID.
- 3.03 Animals that have not been spayed or neutered will not be allowed to enter the building.

4.0 CONTROL

- 4.01 The pet must remain inside the tenant's apartment. Whenever outdoors, or travelling from the tenant's apartment to outdoors, it must be on a leash, in a pet carrier, or in a cage. The pet will not be allowed to run free or unrestrained indoors in any common area of the building, including, but not limited to, the corridors, elevator, lounge, lobby, laundry room washroom, or garbage room. Pets cannot be tied or restrained on any patio or in any yard.
- 4.02 Pets will not be allowed to bother tenants or the landlord. Tenants who allow their pet to frequently bother other tenants or the landlord will be served with a Notice to Terminate a Tenancy Early (N5) and given seven days to correct the problem. If the problem persists HCHC will file for termination of the tenancy agreement with the Landlord and Tenant Board as permitted under the *Residential Tenancies Act*.
- 4.03 The tenant will be responsible for the behaviour of the pet and will, at all times, ensure that the pet does not interfere with the legal rights of the other tenants or the landlord, or with the pets of other tenants. In respect for other tenants it is strongly recommended that dogs be muzzled while in the building.

5.0 WASTE

- 5.01 If a pet has an accident in the tenant's apartment the tenant will clean up the urine and/or excrement immediately. Excrement will be placed in a plastic bag and disposed of in the main floor garbage room container (not in either re-cycling container.) At the tenant's own expense the tenant will arrange for the carpet to be steam-cleaned or the tile/vinyl floor to be completely disinfected. If an accident occurs while the pet is travelling from the apartment to outdoors the tenant will immediately clean up the waste and report the accident to HCHC management. The tenant will be required to pay for the cost of cleaning any indoor surface that has been soiled.
- 5.02 Cat litter boxes will be cleaned at least once a day and the litter will be disposed as noted in 5.03.
- 5.03 Used cat litter will be double-wrapped in plastic bags, taken to the main floor garbage room and disposed of in the garbage container (not in either re-cycling container). Used cat litter will NEVER be disposed of through the garbage chute.
- 5.04 Pets are not allowed to urinate or defecate on HCHC property, regardless of whether the owner intends to clean it up. Pets will be taken completely off of HCHC property to "do their business". It is the tenant's responsibility to take the pet out regularly to avoid accidents. If an accident does occur outdoors on HCHC property, excrement will be placed in a plastic bag and disposed as in item 5.01.

6.0 VACCINATIONS

- 6.01 Regardless of whether the pet ever leaves the apartment it will be vaccinated annually against diseases including, but not limited to, rabies, and for ensuring that the vaccinations are kept current.
- 6.02 Proof of annual vaccinations will be required to be submitted when asked by HCHC management.

7.0 LICENCES

- 7.01 The tenant will be responsible for obtaining all pet licences and tags in accordance with local bylaws.

7.02 Proof of licences and/or tags will be provided by the tenant to HCHC management when asked by management, at least annually.

8.0 LIABILITY INSURANCE

8.01 The tenant will be responsible for obtaining liability insurance for the acts of the pet. Tenants should discuss this with their insurance provider.

8.02 Proof of liability insurance will be required before the pet is allowed to enter the building and must be maintained throughout the length of the tenancy or until the pet no longer lives with the tenant.

8.03 Proof of liability insurance must be provided annually. Insurance that is allowed to expire or lapse will cause a situation in which the pet will be immediately removed from the building.

9.0 VISITING ANIMALS

9.01 Tenants are not allowed to bring in someone else's pet that does not normally reside in Parklane or Echo Hills in order to "pet-sit".

9.02 Animals that come to visit with their owners will be allowed as long as no more than two animals are in the apartment at a time. This includes the tenant's pet.

10.0 SERVICE ANIMALS

10.01 Service dogs, specially trained to assist individuals with disabilities, are permitted. In situations where the tenant's disability is not apparent the tenant will be asked to provide HCHC with a letter from their physician or nurse practitioner confirming that the tenant requires the animal for reasons related to a disability. Tenants with service dogs will also comply with Article 1.01.

11.0 EMERGENCY EVACUATION

11.01 If it is necessary to evacuate the building during an emergency pet owners should know that they are responsible to find alternative accommodation for their pet. Animals will not be allowed to enter the evacuation centre.

12.0 DAMAGE

12.01 Damages caused by pets will be charged as follows:

- a) Cleaning of carpets in the rented unit: \$250 per room, regardless of room size;
- b) Cleaning of tiled or vinyl floors in the rented unit: \$100 per room, regardless of room size;
- c) Repairs to walls in the rented unit: \$50 per square foot;
- d) Replacement of carpet in the rented unit: \$750 per room, regardless of room size;
- e) Mould abatement in the rented unit will be charged at a minimum of \$11,000;
- f) Cleaning of carpets, tiled or vinyl floors in common areas of the building: \$250;
- g) Other damages will be charged at a rate equal to the cost of replacement plus an additional \$250 administration fee.

12.02 If pet damage persists the tenant will be served with a Notice to Terminate a Tenancy Early (N5) and given seven days to correct the problem. If the situation does not improve HCHC will file for termination of the tenancy agreement with the Landlord and Tenant Board as permitted under the *Residential Tenancies Act*.

13.0 TENANT WARNING

13.01 HCHC will give the tenant one warning, in writing, if the pet is not being cared for, or if this policy has been violated. If the tenant does not rectify the problem HCHC will file for termination of the tenancy agreement with the Landlord and Tenant Board as permitted under the *Residential Tenancies Act*.

Approved by the Board of Directors this 22nd day of September, 2014.