

Maple Glen Co-operative Homes Inc.

By-Law No. 15

PET

Passed July 16, 2023
by the Board of Directors

Confirmed July 30, 2023
by the Members

Maple Glen Housing Co-operative, Inc.

Pet By-law

1. GENERAL

- a) Only common domestic pets are permitted in the Co-op.
- b) If a member is in doubt as to whether a pet is allowable and/or must be registered according to the Co-op's Pet Policy, it is his/her responsibility to consult with the Pet Committee or the Board **before** acquiring this pet.
- c) Pet owners must comply with all City of Oshawa by-laws governing the licensing and control of pets.

2. CONTAINED PETS

Pets that are normally contained in a cage, tank, or other container, may be kept in reasonable numbers and do not need to be registered with the Co-op. Examples of contained pets include, but are not limited to: birds, fish, and small rodents.

3. EXOTIC AND DESTRUCTIVE/DANGEROUS PETS

No exotic or potentially dangerous pets are permitted in the Co-op. Examples of such pets include but are not limited to; tarantulas, reptiles, large cats, vicious dogs.

4. REGISTRATION

- a) Except as provided in paragraph 2, all pets must be registered with the Co-op. In order to provide protection and identification, a tag must be worn at all times.
- b) Each member, when registering a pet, must sign an agreement to abide by this Policy and any decision made by the Co-op regarding his/her pet.
- c) Before signing the Agreement, the member must provide for each pet, the following information to be appended to the agreement: type and description of animal, approximate age, proof of inoculation, (as outlined in paragraph 5), license number (if applicable), plus any such information that the Co-op may require.

5. CONDITION OF ANIMALS

- a) Pet Owners must provide a certificate of inoculation against rabies and must be filed with the Co-op at the time the pet is registered or when it has

reached twelve (12) weeks of age, whichever is later, and annually thereafter.

6. NUISANCE

- a) **STOOP AND SCOOP!** A member must clean up any mess created by his/her pet through natural body functions or otherwise.
- b) A member will be liable for the repair of damage to the property of the Co-op or of another member which is caused by his/her pet.
- c) A member must control his/her pet to prevent noise that disturbs other members.
- d) For aesthetic reasons and to prevent disturbances to other members, dog houses are not permitted on Co-op property.

7. CONTROL

- a) No animals are allowed in Common areas (other than the hallways) such as the office area and the Children's Playground
- b) Pets (except those referred to in paragraph 2), must be on a leash and in the control of a responsible person while outside of the unit on Co-op property.
- c) Pets are allowed in the backyards of the units only if property secured and there is a responsible person in the unit.
- d) Visiting animals and their owners are required to conform to the Co-op's policies and the members of the household where the animals are visiting shall be responsible and liable for the conduct of the pet and owner while they are on Co-op property.

8. COMPLAINTS AND PENALTIES

- a) Any member with a complaint about a pet should first approach the owner and try to resolve the problem. If that is unsuccessful, the complaint should be put in writing and signed and submitted to the Co-op.
- b) When the Co-op receives a written complaint about a member's pet, the Co-op will make a reasonable attempt to substantiate the complaint. If

the complaint is substantiated, the Co-op will take appropriate action as follows:

- i) For the first complaint, the Co-op will send a written warning;
 - ii) For the second complaint, a fine of \$100.00 will be imposed by the Co-op and the member will be served with a notice to appear at a specified meeting of the Board to explain why he/she should not have to permanently remove his/her pet;
 - iii) For the third and subsequent complaints, a fine of \$ 250 will be imposed by the Co-op.
- c) Fines must be paid by the member within two weeks of being notified of the fine. Failure to pay fines shall be considered a breach of the Occupancy Agreement and unpaid fines shall be deemed to be arrears of housing charges in accordance with the Occupancy By-Laws.
- d) Failure of a member to remove a pet when directed by the Board, will constitute a breach of the Occupancy Agreement and will be grounds for termination of occupancy rights.
- e) Upon receipt of a single complaint of an animal causing physical harm to an adult or child, the Board may in its absolute discretion, require that the animal be evicted from the Co-op immediately. In every event of an animal physically harming a person, the incident shall be immediately reported to the Animal Control.
- f) The Board may at any time appoint a Pet Committee to act on its behalf in the administration of all or any part of the above policies, except where the policy specifies that the action be taken by the Board.

9. OWNER'S RESPONSIBILITIES

A pet owner who has received from the Board or Pet Committee a Notice of Complaint, Penalty, Warning or Request for Action, shall have the right to attend a meeting of the Board or Committee to speak on the issue and/or make a written submission.

PROPOSED ON: July 16, 2023

APPROVED BY THE BOARD: July 16, 2023

CONFIRMED BY THE MEMBERS: July 30, 2023

