

Park Street United Wedgewood Place

Policy Name:	Pet Policy
Contact:	Arnsby Limited, 519-455-6080
Approved by Board of Directors:	N/A
Approved by General Membership:	N/A
Certified:	October 30 th , 2002

Reference:

Tenant Protection Act, Sect 14 & 15

Background:

Tenants living in social housing are allowed to keep pets provided such pets do not prevent other tenants from the quiet enjoyment of their homes.

Policy:

Every tenant is required to sign a copy of the affixed pet agreement at time he/she enters into a lease agreement at Wedgewood Place. The owners of pets that cause complaints from other tenants will be asked verbally to under take whatever action is necessary to meet the terms of the pet agreement they have signed. Any subsequent complaints that are filed against the offending pet will be through to the pet owner in writing if the complaints are valid.

If no action is taken by the tenant to correct the situation an eviction notice may be served should additional complaints be received.

This policy is subject to change from time to time.

Park Street United Wedgewood Place

Pet Agreement

Between: _____
(here in after called the "Resident")

And: _____
(here in after called the "Owner")

The resident agrees to:

1. Not keep any exotic or unusual pets (e.g. snakes, ferrets, etc.);
2. Not keep any perceived vicious breeds of pet (e.g. Pit Bulls, etc.);
3. Keep only miniature to small breeds of pets (e.g. Yorkshire terrier, Miniature Poodles, Cocker Spaniel, etc.);
4. To obtain all licenses and vaccinations required by the municipal by-laws;
5. Ensure the pet is securely leashed at all times when the pet is not indoors and that the leash length does not allow the pet to reach any neighbour's property;
6. Immediately remove the pet's defecation from the property and to dispose of the same in a sanitary manner;
7. Ensure the pet is secured inside the resident's unit whenever any work person, contractors, trades persons, service personnel or staff are required to be near to, or to enter into the resident's unit and to ensure the safety of these person while they are on or in the resident's premises;
8. Ensure the pet is not disturbing any neighbour's right to "quiet enjoyment" of the premises in accordance with the Tenant Protection Act;
9. Be responsible for all costs resulting from damage caused by the pet to the resident's unit or the owner's property in general;
10. Be responsible and liable for any harm caused by the pet to any resident, staff member or other person of the development.