

Columbus Estates of Chatham Inc.

Policy Name:	Pet Policy
Contact Officer:	Wayne Bushey, 519-351-8332
Date Approved by Board of Directors:	January 16 th , 2006
Date Approved by General Membership	N/A
Date Certified:	January 17 th , 2006

Reference:

Tenant Protection Act 1997, Sect 14-15

Procedure:

Tenants who wish to have a pet (i.e., a dog, cats, birds, reptiles, etc.) are required to adhere to the following policy:

1. Tenants that own dogs or cats must notify the Property Manager in writing of the breed of the animal, and sex of the animal within 10 business days of getting the pet.
2. All dogs must be currently licensed by the City of Chatham-Kent and the owners must provide the Property Manager with documentation to substantiate their dogs are properly licensed
3. Pets (i.e., dogs and cats) must be on a leash/restrained at all times while anywhere on the premises (except within the residents own units). Pets are not permitted to run free on the premises or in public areas of any buildings at any time.
4. Tenants are to provide documentation that their dog or cat has been properly vaccinated against Rabies, Distemper or any other diseases to which these animals may be susceptible to.
5. Tenants are required to cleanup immediately after their pets have excreted in the yard area or anywhere else on the premises.
6. All animal, bird and/or reptile waste are to be properly packaged for disposal to avoid odour or spillage.
7. Tenants will be held responsible for any damage to the grass and/or landscaped areas on the premises caused by their pets.
8. All cats are to have the claws on their front paws removed and owners must provide the Property Manager with documentation to substantiate same.
9. If the Tenant's pet injures someone or causes damage, and the tenant fails to pay for the cost of the repairs when asked to do so or

The tenant's pet makes an unreasonable amount of noise, causes an unreasonable nuisance or causes another resident of Columbus Estates to suffer a serious allergic reaction, and the tenant does not deal with the problem in the way we ask them to, then we will be entitled to apply to evict the tenant.
10. Tenants are not allowed to keep a species or breed of any animal, reptile or bird which is inherently dangerous to the safety and well being of the Landlord's staff or other residents of Columbus Estates of Chatham Inc. (i.e., Pit-bulls, Rottweiler, Doberman, German Shepherds, Snakes, Birds of Prey, etc.). **Nothing in this section is intended to exclude service dogs.**
11. Tenants will not be allowed to keep more than one cat or one small to medium sized dog at any given time (**a medium sized dog is considered to be 40 lbs. or less**).
12. Tenants will be held responsible to pay for the repairs for damages to the leased premises and to any part of the building and premises in which the leased premises are

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situated, caused by their pets. (I.e., carpet, flooring, walls, banisters, screens, landscaping etc.).

13. Tenants are further advised that any reported property damage or disturbance directly related to household pets is just cause for permanently banning the pet from Columbus Estates property (or alternatively, accepting the tenants 60 days notice to vacate their unit). Columbus Estates of Chatham Inc. will immediately respond to any such complaints.

Since further activities regarding pets will be monitored closely, associated problems may be avoided if our tenants ensure their pets receive proper care within the expressed guidelines of this policy.