

**GLEN OAKS CO-OPERATIVE HOMES INC.**

**BY-LAW NO. 8**

**PET BY-LAW**

A By-law relating to pets of Glen Oaks Co-operative Homes Inc. (the "Co-operative").

**WHEREAS** the Co-operative initially adopted a Pet Policy that allowed only fish and small domestic birds, and then adopted on October 29, 1997 a revised Pet Policy that allowed cats and prohibited exotic and dangerous pets;

**AND WHEREAS** the Co-operative wishes to replace its Pet Policy with a Pet By-law;

**THEREFORE**, the following is hereby enacted as a By-law of the Co-operative:

**GENERAL**

1. Members and their households are allowed to keep pets in the Co-operative only if allowed by this By-law. It is the responsibility of each member to consult the Co-operative if in doubt about whether a pet is permitted or must be registered with the Co-operative.
2. Pets must not unreasonably disturb other residents, visitors, guests or staff of the Co-operative or interfere with their reasonable enjoyment of their units or common areas of the Co-operative. Members are responsible for the pets that are kept in their units or brought to visit their units.

**CATEGORIES OF PETS**

3. *Contained Pets*: Pets that are normally contained in a cage, tank or other container may be kept in a unit and do not need to be registered with the Co-operative. Aquariums are limited to a total of 50 gallons per unit. Other contained pets such as birds and hamsters are limited to 2 per unit.
4. *Cats*: Cats may be kept in a unit and must be registered with the Co-operative. Cats are limited to 2 per unit.
5. *Dogs*: A dog may be kept in a unit with prior written approval of the Board of Directors. Dogs must be registered with the Co-operative. Dogs are limited to 1 per unit, except for guide dogs that assist a resident, guest, visitor or staff person with a medically certified disability.
6. *Exotic Pets*: Exotic pets (such as monkeys, ocelots, etc.) are not permitted.
7. *Endangered Species*: The Co-operative reserves the right to not allow a pet that is an endangered species, especially where trapping the species for pets is contributing to the

decline of the species.

8. Dangerous or Destructive Pets: The Co-operative reserves the right to not allow a variety of pet or a particular pet which it deems to be potentially dangerous or destructive. Examples include boa constrictors and tarantulas, among others.

#### **REGISTRATION**

9. For pets that must be registered with the Co-operative, the member must provide the following:
  - (a) a complete pet registration form available from the Co-operative;
  - (b) a photograph of the pet.
10. The member must also provide a certificate issued by a humane society or a licensed veterinarian that the pet has been vaccinated within the last 12 months and has been spayed or neutered. Normally this must be provided when the pet is registered. If the pet is less than 6 months old, the certificate must be provided within 1 month of the pet becoming 6 months old.

#### **CONTROL**

11. Pets are only allowed in interior common areas while in transit in or out of the building. Pets must be in control of a responsible person while in the common areas and on the grounds of the Co-operative. Dogs must be on a leash while in the common areas.
12. Members must promptly clean up any mess created by their pets. Members must dispose of any collected waste properly, which means it must be double bagged and placed in the proper container in the first floor disposal room. Collected waste may never be thrown down the garbage chute.
13. Members must strictly control their pets to prevent noise or smells that might disturb other residents. Cat litter boxes must be of non-porous plastic and appropriate litter must be used.
14. Members must repair any damage caused by their pet to the property of the Co-operative, another resident or a guest or visitor of another resident. If the member does not repair the damage, the Co-operative may make the necessary repairs and charge the member for the cost.

#### **COMPLAINTS**

15. A member with a complaint about a pet should first approach the owner of the pet and try to resolve the problem. If that is unsuccessful, or if the member has a reason for not approaching the pet owner, the complaint should be put in writing and submitted to the Co-operative office. The complaint should specify what happened and either the

attempt(s) to resolve the problem with the pet owner or reason for not making an attempt.

16. The Co-operative will make a reasonable attempt to investigate the complaint and resolve the problem with the pet owner.

**REMOVAL OF A PET**

17. The Board may consider a decision that directs the removal of a pet from the Co-operative by the member(s) responsible for the pet if:
  - (a) a problem with the pet persists;
  - (b) there are repeated problems with the pet;
  - (c) there is a concern that the pet is dangerous or destructive;
  - (d) there is a concern that the pet is an endangered species;
  - (e) the member(s) responsible for the pet have failed to register or document their pet after a request from the Co-operative to do so; or
  - (f) the member(s) have breached this By-law in other ways.
18. If the Board is going to consider such a decision, the member(s) responsible for the pet will be served with a Notice to Appear at a specified meeting of the Board where the decision will be considered. As much as possible, the procedure set out in paragraph 9.3 of the Occupancy By-law will be used.
19. Failure to remove a pet when directed by the Board is a ground for eviction.

**PET COMMITTEE**

20. The Co-operative may establish a Pet Committee to administer this By-law, including follow up with pet owners regarding registration and resolution of problems.
21. The Committee may recommend to the board of directors that it consider whether a pet should be removed. Only the board of directors may direct a member to remove a pet.

**PASSED** by the Board of Directors of the Co-operative at a meeting properly held on November 21, 2000 and **CONFIRMED** by at least two-thirds of the votes cast at a general meeting of the members of the Co-operative properly held on February 13, 2001.

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President

c/s

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Corporate Secretary