

## PET OWNERS RULES AND REGULATIONS

Stoney Creek Community Services Corporation is understanding to people who wish to have a cat or dog within their home. However, our housing developments are located in high density residential areas. In a closed environments such as an apartment or townhouse complex without fully fenced areas, problems do arise when tenants own pets. In addition, many other tenants may have allergies, asthma or a fear of cats or dogs, without prejudice to pet owners. In the interest of harmony it is necessary for a pet owner to **have a clear understanding of their responsibilities for a well behaved pet**. The following is a set of guidelines which all tenants with pets must adhere to and is a subsection of your lease agreement:

Tenant Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Tenant Address: \_\_\_\_\_  
Type and Breed of Pet: \_\_\_\_\_  
Age of pet or length of time owned by tenant: \_\_\_\_\_

### To Be Completed By Veterinarian

Licence or registration number \_\_\_\_\_  
Vaccination type \_\_\_\_\_  
Date \_\_\_\_\_  
Spayed or Neutered on \_\_\_\_\_  
Veterinarian's Signature \_\_\_\_\_  
Clinic \_\_\_\_\_  
Address \_\_\_\_\_  
Date \_\_\_\_\_

### Rules & Regulations:

1. Any pet owning tenant who owns a cat or dog or any other rare species must complete the form describing the species, plus verification of license, and vaccinations annually.
2. Any pet owning tenant or any person who has control of the pet on the tenant's behalf will not allow or permit the animal to defecate, urinate or spray on or about the Landlords property, which includes all carpets, walkways, common areas, driveways, grassed areas or roadways in or leading onto the Leased Premises. The pet owning tenant is responsible for any damages caused by the pet. The Landlord will repair any damages caused by the pet but any costs associated with those damages will be charged directly to the pet owner. (See # 15 below).
3. The pet owner will immediately, without delay, remove excrement from all public places, parks, private property, and provide for its sanitary disposition. Pet droppings and litter must be double wrapped and taken to the main floor garbage chute in apartment complexes or in townhouses or left with household garbage at the curb.
4. No pet owner will permit his or her animal to "Run At Large". Pets must be on a hand held leash (leash not exceeding a 10ft length) at all times when outside the unit.
5. No pet is to be tied outdoors to trees, railings, or left outdoors in the yard areas.
6. It is the pet owners responsibility to control excessive barking during the day or night as per s.VIII (viii) of the tenancy agreement.
7. Violent behaviour of a pet is not acceptable and will lead to legal action.

8. No breed of animal inherently dangerous is permitted as per the Dog Owner's Liability Act, 2005. It is expected that good judgement will be used in selecting the size and nature of your pet, not only for the benefit of other tenants but also in the best interest of the pet.
9. No pets are permitted in or around the children's playground area.
10. It is policy of the Corporation that no breeding or marketing of pets within the projects is ever allowed and you shall be subject to eviction if it is found you have done it.
11. Where a tenant has any pet, the Landlord may inspect the Leased Premises every three months for damages.
12. For the safety of our staff, when maintenance or inspections are scheduled, the pet must either be removed from the premises or the owners must be present for the work. The Corporation cannot be held liable for failure of the tenant to comply.
13. Every dog must wear the appropriate dog tags as provided by the municipal licensing office.
14. No compensation, damage fees, or other sum shall be recoverable by a pet owner or other person on account of impounding in the course of administration of these guidelines.
15. The tenant will pay to have the carpets professionally shampooed and/or fumigated at the end of their tenancy or annually if required by the Landlord, at the tenants' sole expense if they have a pet on the Leased Premises. This is done as part of the responsibility for housekeeping (Residential Tenancies Act s.27), not for damages and is for the health and comfort of subsequent tenants and their guests who may have allergies.

**SUMMARY:**

These Guidelines may seem harsh to some, but it is the intent of Stoney Creek Community Services Corporation to strictly enforce them so that the project shall reflect pride of living within. Any tenant who owns a pet, and who contravenes any of the provisions of these guidelines is subject to eviction by the Landlord.

**I HAVE READ, UNDERSTAND AND AGREE TO FOLLOW THESE GUIDELINES AS A CONDITION OF MY LEASE WITH STONEY CREEK COMMUNITY SERVICES CORPORATION.**

Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

Tenant: \_\_\_\_\_ Date: \_\_\_\_\_