

Pet Policy

Policy Number: PSHC-006A

Date Approved: September 10, 2019

Date Effective: September 10, 2019

Date Amended: Not Applicable

Procedure Number: PSHC-006B

1. Background

The Perth & Stratford Housing Corporation (PSHC) recognizes that pets can be important members of any household. In order to ensure a balance between tenants' rights to have a pet in their unit and the right of other tenants in the community to live without disruption of any kind from these pets, this policy outlines the responsibilities and requirements of pet owners in PSHC buildings.

2. Policy

- 2.1.** A maximum of two (2) pets are permitted in PSHC communities. In the event that a tenant wished to keep both a cat and a dog, the combination shall not exceed two (2).
- 2.2.** Fish tanks are allowed in PSHC units but cannot exceed 15 gallons.
- 2.3.** Tenants are required to adhere to the following rules governing pets in PSHC buildings:
 - All pets are properly cared for and all requirements for animal control (including licensing, vaccinations, and spaying or neutering) are complied with at the tenant's expense.
 - Dogs and cats are leashed at all times outside the unit including: in hallways and on patios of apartment buildings; and on porches and in backyards of semi-detached and row housing. Owners ensure care and control of their pets.
 - Pets (with the exception of service animals) are not allowed in common areas such as laundry rooms, lounge areas, custodial rooms and office spaces. As a requirement of the Accessibility for Ontarians with Disabilities

Act, O. Reg. 429/07, s. 4, service animals are permitted in all areas of PSHC buildings.

- Any form of animal waste is immediately removed from PSHC property, including in units, all public areas, walkways, grassed areas, parking lots and tenants' own backyards (i.e. pet owners practice "stoop & scoop"). Kitty litter and dog waste is double bagged and placed out with the garbage, not flushed down toilets or put in garbage chutes.
 - Tenants will control excessive noise caused by their pet during the day or night.
 - Violent behavior of a pet (e.g. biting, clawing, attacking people or other animals) is unacceptable and could lead to legal action and/or eviction.
 - For the safety of staff and contractors, pets are crated, caged or removed from the unit when maintenance or inspections are scheduled.
 - The cost of any damage to PSHC property caused by pet(s) including any unit, common area or outdoor spaces is the responsibility of the tenant. The cost of pest control services used to remove flea infestation is the responsibility of the pet owner.
 - The behaviour of pets whose owners are visiting a tenant falls under the responsibility of the tenant and all the same rules apply.
- 2.4.** New tenants to PSHC properties are required to adhere to this two (2) pet limit; Current tenants who have signed lease agreements before the policy was enacted will be 'grandfathered' (exempt) from this policy as long as they continue to live in the same unit. If grandfathered residents transfer to another PSHC unit, a new lease agreement must be signed and the Pet Policy will apply in its entirety.
- 2.5.** The PSHC will provide a living environment that accommodates tenants' right to enjoy pets without infringing on the reasonable enjoyment of others in the community. Failure to comply with this policy may result in penalties (e.g. municipal by-law fines) and may put a pet owner's tenancy at risk (e.g. eviction).

3. Definitions

Excessive Noise: noise that substantially interferes with another tenant's or the landlord's reasonable enjoyment of the residential complex.

Owner: a person who owns, possesses or harbours a pet.

Pet: any domesticated animal of the dog or cat species that is kept and/or fed. Other animals such as small caged birds, gerbils, hamsters, or tropical fish are also considered

acceptable. This term does not include: reptiles, exotic animals, farm animals, snakes, alligators, lizards, weasels, minks, skunks, raccoons or monkeys. This list is not all-inclusive but is intended to act as a guide.

Service Animal: any domesticated animal trained to assist a person with a disability. Different types of service animals include guide animals, hearing animals, assistance animals, seizure response animals and companion animals.

4. Legislative Authority

City of Stratford By-Law Number 195-2002

Township of Perth South By-Law Number 41-2006

Municipality of West Perth By-Law Number 17-2017

Municipality of North Perth By-Law Number 65-2014

Township of Perth East By-Law Number 09-2017

Town of St. Marys By-Law Number 39-2008

Accessibility for Ontarians with Disabilities Act, 2005

Ontario Human Rights Code, 1990

Ontario Blind Persons' Rights Act, 1990

Residential Tenancies Act, 2006

5. Other Relevant Policies

PSHC-004 Human Rights and Accommodation Policy

PSHC-007 Complaint Resolution Policy

6. Attachments

Procedures for Pet Policy (PSHC-006B)