

**FRANK MCLOUGHLIN
Co-operative Homes Inc.**

**A BY-LAW ABOUT THE RIGHTS AND OBLIGATIONS
OF THE MEMBERS OF THE CO-OP TO OWN PETS**

By-law No. 11

PET BY-LAW

A By-law relating to pets of Frank McLoughlin Co-operative Homes Inc.



Passed by the Board of Directors on Tuesday July 24, 2001

Confirmed by the members on November 27, 2001,

Amended by the members on Tuesday February 26, 2002

Amended by the members on February 26, 2013

Amended by the Board of Directors on August 12, 2014

Amended by the General Members on September 2, 2014.

WHEREAS the Co-operative wishes to permit members to have dogs and cats and to establish clear guidelines for the control of pets;

THEREFORE, the pet policy is hereby repealed and the following is hereby enacted as a by-law of the co-operative:

GENERAL

1. Members and their households are permitted 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. Members must ensure their pets do 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 unit or brought to visit their unit.

CATEGORIES OF PETS

3. *Contained Pets:* Contained pets such as birds and hamsters, guinea pigs, mice, etc. are limited to 2 per unit and do not need to be registered with the Co-op. Aquariums are limited to a total of 50 gallons per unit.

4. *Cats:* Cats are limited to 2 per unit and must be kept in the unit and registered with the Co-operative.

NOTE: a combination of 1 dog and 1 cat is acceptable, but not 2 of each

5. *Dogs:* Dogs are limited to 2 per unit, except for guide dogs that assist a resident, guest or visitor or staff person with a medically certified disability and must be kept in a unit registered with the Co-operative.

Pit Bulls or other vicious types of dogs are not permitted.

6. **Exotic Pets: All other pets are considered exotic and will not be permitted in the co-op. (examples- ferrets, mink, snakes, spiders, reptiles, etc.)**

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 pets or a particular pet which it deems to be potentially dangerous or destructive. Examples include snakes, tarantulas and some dogs, among others.

REGISTRATION

9. Dogs and cats must be registered with the city of Brampton as per By-law #7-92 (dog) and #7-92 (cats) and the member must provide the Co-operative with the following information for the member file:

- (a) confirmation of pet registration from the City of Brampton**
- (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.

BREEDING

11. There is to be no breeding of pets.

CONTROL

12. Members who wish to have a dog, must not leave their pet outside their unit, unattended.

13. All pets must be restricted within the unit boundaries, except when accompanied to be exercised off the co-op property. Pets must be in control of a responsible person to be exercised off the co-op property. Pets must be in control of a responsible person while on the grounds of the Co-operative, pets are not permitted in the playground at any time. No animal may be permitted to roam free as per the City of Brampton, Running at large By-law #7-92.

14. Cats must be indoor cats.

15. All pets must be leashed when on communal Co-op property.

16. Members must immediately clean up any mess created by their pets. Members must dispose of any collected waste properly, as per City of Brampton, Poop and Scoop By-law #7-92

17. Pet owners must not permit their pets to create a nuisance, noise or odour inside or outside the residence that will cause a disturbance to any other members as per the City of Brampton By-law #93-84. Units, patios, yards or garages are not to be used as pet toilet facilities. All cat owners must provide indoor facilities for their cats and keep the litter box clean and free of odour. *(as amended #225-84-41-95 & 253-98)*

18. 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.

Any member who's pet urinates or defecates on the flooring, must replace the carpet, the under pad and the subfloor where required.

COMPLAINTS

19. Animal Control will be called in to deal with any household pets found wandering loose on Co-op property. Any member who sees a household pet wandering loose should contact Animal Control at 905 458-5200 or after hours at 905 458-3424.

20. 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-op Office. The complaint should specify what happened and with the attempt(s) to resolve the problem with the pet owner or reason for not making an attempt. The complaint will be referred to the Board of Directors who will make a determination as to whether or not the complaint is the business of the Co-op and what action, if any should be taken. Complaints referring to the same occurrence on the same day will be treated as one incident.

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

22. If the Board of Directors determines that this By-law has been broken, a letter will be sent to the member. If a second complaint is received, the Board will send a second warning letter. If a third complaint is received, the members will be required to meet with the Board.

REMOVAL OF A PET

23. 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) the 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 provide registration or documentation for 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.

EVICTION PROCESS

24. Failure to abide by the terms for the By-law is grounds for eviction.

25. Failure to remove a pet when directed by the Board is a ground for eviction.

26. 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 as per Articles 12 and 13 of the Occupancy By-law, By-law 16 at a specified meeting of the Board where the decision will be considered.

PET COMMITTEE OR COMMUNITY RELATIONS COMMITTEE

27. The Co-operative may establish a Pet Committee or appoint the Community Relations Committee to administer this By-law, including follow up with pet owners regarding registration and resolution of problems.

28. The Committee may recommend to the Board of Directors that it considers 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 Tuesday August 12, 2014, The Amended By-law will be proposed to the Annual General Meeting of the members of the Co-operative to be properly held on Tuesday September 2, 2014.

President, Kim Dumas

Corporate Secretary, Melissa Kay

PASSED by a two-thirds majority of the Members present at the Annual General Members Meeting held on Tuesday September 2, 2014, at 55 Maple Leaf Circle, Brampton, Ontario;

President, Kim Dumas

Corporate Secretary, Melissa Kay