



# Pet Policy

**Approved by the Board of Directors: Oct. 30, 2002**

**Revision and update approved by the Board of Directors: April 23, 2013**

## **Tenants must ensure that their pets:**

- Are properly cared for,
- Do not cause any problems for other tenants,
- Are under proper control,
- Do not cause damage to the South Chatham Village property,
- And Meet all relevant local by-laws and legislation.

## **Furthermore, the Tenants are not allowed to:**

- Let their pet walk in the halls or any other common area, (they must be carried)
- Walk their pet on the grass and grounds area around South Chatham Village and relieve themselves in these areas.

Onus is placed on the tenant to be a responsible pet owner, and for tenants to resolve pet problems between themselves. Procedures for resolving disputes relating to pets are the standard procedures listed under *Responding to Tenant Complaints About Another Tenant (3.5.2)*.

The Christian Senior Citizens Home of Chatham (South Chatham Village) will charge tenants with the cost of fixing damage caused by pets, including removal of pet excrement that is not picked up by the pet owner.

The *Tenant Protection Act* allows the South Chatham Village to evict a tenant because of the behaviour of their pet. However, the Christian

Senior Citizens Home of Chatham (South Chatham Village) must prove that the pet is "substantially interfering with the reasonable enjoyment of the residential complex", the presence of the pet "has caused the landlord or tenant to suffer a serious allergic reaction", and/or the presence of the animal is "inherently dangerous to the safety of the landlord or the other tenants."

- Non-contained pets must be registered with the South Chatham Village.  
The tenant must provide the following information for each pet:
  - Pet's name
  - Species of pet
  - Sex and age
  - Description including size and colour
  - Proof of vaccination
  
- All registered pets must wear an identification tag at all times.
  
- Pets that are contained in a cage, tank or other container may be kept in reasonable quantities and do not have to be registered with the South Chatham Village. Examples of contained pets are birds and fish.
  
- Exotic pets must be registered with South Chatham Village and are subject to limits defined below.
  - The Christian Senior Citizens Home of Chatham (South Chatham Village) reserves the right to not allow any pet or variety of pet which it deems to be potentially dangerous or destructive.
  
  - All pets six months of age or older must be spayed or neutered. A certificate indicating that spaying or neutering has taken place, issued by the Humane Society or a licensed veterinarian, must be filed with the South Chatham Village when a pet is registered or within one month of the pet turning six months of age.
  
  - The requirement for spaying or neutering of a pet may be waived or postponed, as appropriate, if the necessity for such a waiver or a postponement is confirmed in writing by the Humane Society or a licensed veterinarian.

- If a certificate referred to above is not available because a tenant has owned a pet for a considerable length of time, then the certificate may be replaced by a written declaration that the pet has been spayed or neutered.
- Tenants must clean up after the bodily functions of their pets.
- Tenants must repair any damage to the property of another tenant or of the South Chatham Village caused by their pets.
- Tenants must control their pets to prevent them from disturbing other tenants.

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**President**

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**Date**