

MIMICO CO-OPERATIVE HOMES INC.

BY-LAW NO. 10

PET BY-LAW

A By-Law relating to pets of Mimico Co-operative Homes Inc. (the "Co-operative")

1. GENERAL

- (a) Members are allowed to keep pets in the Co-operative in a clean and responsible manner in accordance with this By-Law. Members must not permit pets, whether the member's, casual or long term guest's pet, to interfere with the use of enjoyment by other residents of their unit or common area, or cause damage to the member's unit, any other member unit or common areas.
- (b) If a member is uncertain as to whether a pet is permitted and/or must be registered in accordance with this By-Law, the member is responsible for consulting the Co-operative before acquiring the pet.
- (c) Pet owners must comply with all Co-operative By-Laws, and specifically, but not limited to, By-Law No. 8 - Occupancy, By-Law No. 15 - Maintenance and Improvements, By-Law No. 19 - Member Relations, By-Law No. 26 - Common Area.

2. TYPES OF PETS ALLOWED

(a) **DOGS**

Dogs of reasonable size, not to exceed twenty-four (24") inches in height at the withers, as recognized by the Canadian Kennel Club, with the exception of dogs used in the assistance of the disabled. If required, the Board of Directors may request a Doctor Certificate with regard to disability. There is a maximum of one (1) dog per unit, and dogs must be licensed in accordance to the City of Toronto By-Laws.

Restrictions: Dogs over the above-noted height, dogs professionally trained for guard/attack use, or known aggressors (i.e.: Doberman pinschers, pit bulls, rottweilers, mastiffs and German shepherds).

(b) **CATS**

Domestic cats are allowed. There is a maximum of one (1) cat, which requires exercise outside the unit, or two (2) cats, that do not require exercise outside the unit, per unit.

(c) **CONTAINED PETS**

Pets that are securely contained in a case, glass tank or other container may be kept in reasonable quantities, and do not need to be registered with the Co-operative. Aquariums are limited to a total of fifty (50) gallons per unit. Other contained pets such as birds and hamsters are limited to two (2) per unit.

Examples of contained pets include, but are not limited to, fish, reptiles, birds and rodents.

3. TYPES OF PETS NOT ALLOWED

- (a) Animals prohibited by law (i.e.: venomous snakes and any other venomous animal or insect).
- (b) Any animal or insect or non-native arachnid not commonly kept as a domestic pet. Examples are, but not restricted to, arachnids, snakes, ferrets, any reptile in excess of twelve inches, and exotic pets such as monkeys, ocelots, etc.
- (c) The Co-operative reserves the right to disallow a pet that is an endangered species, especially where trapping the species for pets is contributing to the decline of the species.
- (d) **DESTRUCTIVE AND/OR DANGEROUS PETS**

The Board of Directors may refuse to allow members to keep any variety of pets which, in common consideration, it considers to be potentially dangerous and/or destructive. Examples include boa constrictors and tarantulas, among others.

4. REGISTRATION

All applicable animals must be registered in accordance to the applicable government body (municipal, provincial, federal) in accordance to policy governing the body (i.e.: dogs and cats must be licensed in the City of Toronto in accordance to municipal By-Laws).

5. CONDITIONS OF ANIMALS

- (a) All dogs and cats residing in the Co-operative and over nine (9) months of age must be spayed or neutered. A certificate issued by Animal Control, the Humane Society, or a registered Veterinarian indicating that the pet has been spayed or neutered must be filed with the Co-operative when a pet is registered, or within one (1) month of the animal turning nine (9) months of age, or within one (1) month of moving into the Co-operative.
- (b) Pet owners must protect their pets against parasites and/or other communicable diseases. A certificate of inoculation against rabies must be filed with the Co-operative annually. In addition, a certificate of inoculation against heartworm, distemper for both dogs and cats, F.E.R. for cats, hepatitis and any other disease as determined by government/medical standard must also be filed with the Co-operative annually.
- (c) Member units containing dogs or cats must clearly display a sign on the door to the unit identifying that a cat or dog resides in the units. Animals are not to interfere with the Co-operative's requirements to enter the unit to conduct inspections or repairs as required. The member will be advised of such in writing when applicable.
- (d) Any animal that goes missing for more than forty-eight (48) hours must be reported to the co-operative office or on-call.

6. CONTROL OF ANIMALS

- (a) Pets are only allowed in interior common areas while in transit in or out of the building. Pets must be under the control of a responsible person while in the common areas and on the grounds of the Co-operative, **and must be leashed at all times while in such areas outside of the member's unit.**

- (b) 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 must never be thrown down the garbage chute.
- (c) 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.
- (d) 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.

7. COMPLAINTS

- (a) 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 the reason for not making an attempt.
- (b) The Co-operative will make a reasonable attempt to investigate the complaint and resolve the problem with the pet owner.

8. CONSEQUENCES

- (a) A member who is charged with a complaint that is deemed to be in conflict to the conditions set out in this By-Law will receive a warning letter for the first offence.
- (b) A member who is charged with a second complaint that is deemed to be in conflict to the conditions set out in this By-Law will receive a fine of twenty-five dollars.

(c) Following a third offence 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:

- (i) a problem with the pet persists;
- (ii) there are repeated problems with the pet;
- (iii) there is a concern that the pet is dangerous or destructive;
- (iv) there is a concern that the pet is an endangered species;
- (v) 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,
- (vi) the member(s) have breached this By-Law in other ways.

Should the Board consider such a decision, the member(s) responsible 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.

(d) Failure to remove a pet when directed by the Board is a ground for eviction.

9. **PET COMMITTEE**

- (a) The Co-operative may establish a Pet Committee to administer this By-Law, including follow-up with pet owners regarding registration/condition and resolution of problems.
- (b) 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.

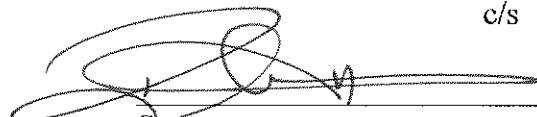
10. **GRANDFATHER CLAUSE**

- (a) Any member residing in the Co-operative prior to April 29th, 2003 has the authority to maintain any pet made unlawful by the By-law amended April 29th, 2003 to the length of the animal's life.
- (b) This By-law includes, but is not limited to any pet living in the Co-operative prior to the amended date. All members are subject to the amended by-law and of the afore mentioned.

PASSED by the Board of Directors and sealed with the corporate seal of the Co-operative this 18th day of February 2003.



President




Secretary

c/s

CONFIRMED by at least two-thirds of the votes cast at a General Meeting of the Members this 29th day of April 2003.



President



Secretary

c/s