

CARDIFF HOUSING CO-OPERATIVE INC.

By-law No. 32

Pet By-law

This By-law repeals and replaces By-law No. 8, Pet By-law, enacted May 13, 1986.

Passed by the Board of Directors: August 20, 2003

Confirmed by the Members: February 24, 2004

CARDIFF HOUSING CO-OPERATIVE INC.

BY-LAW NO. 32

A BY-LAW TO REPEAL AND REPLACE BY-LAW NO. 8

PET BY-LAW

General

- (a) A reference to “pets” or a “pet” in this By-law includes any animal kept for any purpose.
- (b) Members are allowed to keep pets in the Co-op only in accordance with this By-law. Members must not permit pets to interfere with the use or enjoyment by other residents of their unit or common areas including visitor’s pet or a pet kept on a temporary basis.
- (c) 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-op before acquiring the pet.
- (d) Pet owners must comply with all City of Toronto By-laws governing the licensing and control of pets.
- (e) No keeping of animals in the Co-op for breeding purposes or as part of a business is permitted.

2. Registration

- (a) All pets (except “contained” pets as described in paragraph 3, other than exotic pets) must be registered with the Co-op in accordance with Procedures established by the Board of Directors.
- (b) The office must be informed and provided with proof of inoculation of Visitor’s animals if the animals are staying in the Co-op for more than a period of two weeks.
- (c) Animals kept by Members on a temporary basis must follow the procedure in (b) above.

3. Contained Pets

Pets that are normally contained in a cage, tank or other container may be kept in reasonable quantities and need not be registered with the Co-op, except pets that are

Contained Pets (continued)

mobile and could potentially escape from a cage, tank or other container.

Examples of contained pets include birds and fish.

Contained pets must ordinarily be kept in their cage, tank or other container.

4. Exotic Pets

Exotic pets, even if normally contained, must be registered with the Co-op and are subject to the limits defined in paragraph 6. For the purposes of this By-law, an exotic pet will be considered to be any pet not commonly kept as a domestic pet, as determined by the Board.

5. Dogs

One dog per unit may be kept in the Co-op.

6. Destructive and/or Dangerous Pets

The Board of Directors may refuse to allow members to keep any variety of pets, or any specific pet,

- (a) if an animal of that species, or that specific pet, has substantially interfered with the reasonable enjoyment of the Co-op by others,
- (b) if the presence of an animal of that species, or that specific pet, has caused a serious allergic reaction,
- (c) if the presence of an animal of that species or breed is inherently dangerous to the safety of others,
- (d) if that specific pet is dangerous to the safety of others,
- (e) if the behaviour of that specific pet has been disturbing or dangerous to others, whether due to any characteristics of the pet or a lack of proper training or supervision by the owner, or
- (f) if that specific pet has frequently urinated or defecated in the interior common areas of the Co-op, whether or not the owner has cleaned up after it.

For this purpose a mixed breed animal will be considered within a particular breed when any significant element of its breeding is within that breed.

Destructive and/or Dangerous Pets (continued)

Before passing a motion to refuse to allow a member to keep any variety of pets, the Board will give the member an opportunity to meet with the Board on ten days prior written notice. This notice will state the reasons why the Board will be considering the motion. The Board's decision is final and may not be appealed to the membership.

7. Maximum Quantities

- (a) Members may not have both a dog and a cat.
- (b) Members may keep no more than two cats or one dog (other than contained pets). They may acquire further pets to replace pets currently owned provided the number of pets (other than contained pets) does not exceed two.
- (c) Contained pets may be kept in reasonable quantities.
- (d) The above rules include Visitor's animals.
- (e) Members who have more pets than the maximum permitted by this By-law at the date that it is passed at a Member's meeting must inform the office of the number of pets and the type of pets.

8. Condition of Animals

- (a) All pets (other than contained pets) nine months of age or older must be spayed or neutered. A certificate issued by the Humane Society or a licensed veterinarian indicating that the pet has been spayed or neutered must be filed with the Co-op when a pet is registered or within one month of the animal turning nine months of age.
- (b) The requirement for spaying or neutering of a pet may be waived by the Board or the requirement postponed, as appropriate if the member responsible provides the Co-op with a written statement from the Humane Society or a licensed veterinarian, indicating that the animal should not be spayed or neutered for medical reasons.
- (c) If a certificate indicating that the pet has been spayed or neutered is not available because a member has owned a pet for a considerable length of time, then the member may submit in its place a written declaration from the Humane Society or a licensed veterinarian confirming that the pet has been spayed or neutered.
- (d) Pet owners must protect their pets against parasites and diseases. A certificate of inoculation against distemper for all mammals, plus F.E.R. for cats and hepatitis for dogs, must be filed with the Co-op at the time the pet is registered or before it has reached three months of age, and annually thereafter. A certificate of inoculation

Destructive and/or Dangerous Pets (continued)

against rabies must be filed with the Co-op at the time the pet is registered or before it has reached nine months of age, and annually thereafter.

9. Nuisance

- (a) A member must clean up any mess created by the member's pet through natural body functions or otherwise in all areas of Co-op property.
- (b) Members must promptly repair any damage to the property of the Co-op or of another member caused by their pets.
- (c) Members must control their pets to prevent any noise that disturbs other members.
- (d) Members must control their pets to prevent any threatening behaviour towards people, any attacks against people and any behaviour that might harm or be distasteful to people, even if not threatening, such as jumping on children, frail people or others. Members must control their pets to prevent any threatening behaviour towards other animals, other than of the most minor kind that is quickly over, such as when a dog is led past a cat.

10. Control

- (a) Pets are allowed in interior common areas only while being taken directly between the entrances to the building and the member's unit.
- (b) Pets must be on a leash, carried or otherwise in the control of a responsible person while in the common areas of the Co-op.

11. Complaints

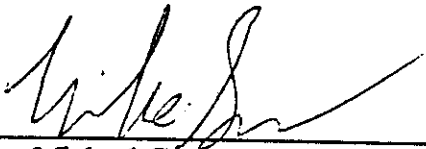
Any member may submit a written complaint about a pet to the Co-op office.

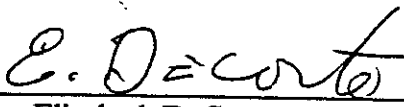
12. Breach of Pet By-law

Breaking this By-law can be grounds for eviction under the Occupancy By-law. The Board can act after a complaint by a member, but no specific complaint is necessary. The Board does not have to follow the procedure under paragraph 6 before proceeding to eviction under the Occupancy By-law.

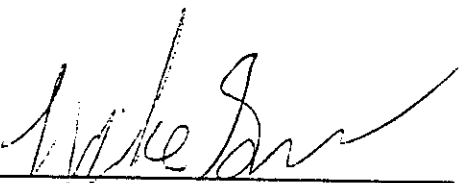
**Cardiff Housing Co-operative Inc.
Pet By-law #32**

PASSED by the Board and sealed with the corporate seal of the Co-operative this 20th day of August 2003.

President 
Michael Grasso

Secretary 
Elizabeth DeCorte

CONFIRMED by at least two-thirds of the votes cast at a general meeting of members this 24th day of February 2004.

President 
Michael Grasso

Secretary 
Barbara Delville