

AMHC Pet Policy

Policy statement

Ajax Municipal Housing Corporation (AMHC) recognizes that pets enrich the lives of tenants. However, the rights of pet owners must be balanced with the reasonable enjoyment of other tenants and the management rights and responsibilities of the non-profit.

Purpose and scope

Purpose

This policy establishes guidelines and procedures for pet owners which will be applied fairly and consistently to all tenants of the non-profit.

Scope

This policy applies to all tenants with pets in the non-profit and is to be carried out by the staff of the non-profit.

Definitions

contained pet

Animals that are contained in a cage, tank or other container such as ferret, rabbit, bird, fish, rodents (such as mice, gerbils, hamsters) and reptiles (including snakes) as permitted by THE CORPORATION OF THE TOWN OF AJAX BY-LAW NUMBER 127-2009.

designated staff

The staff person(s) or department who has been designated to complete a particular action or requirement.

household pet

A cat (*felis cattus*) or a dog (*canis lupus familiaris*)

Prohibited/restricted animals

Prohibited/restricted animal" means the breeds of domesticated dogs identified as restricted under *Dog Owners Liability Act*.

pit bulls

A pit bull terrier, a Staffordshire bull terrier, an American Staffordshire terrier, an American pit bull terrier, a dog that has an appearance and physical characteristics that are substantially similar to those of dogs referred to.

service animals

Animals that have been trained to perform tasks to assist people with disabilities, such as guide dogs for people with visual impairments, hearing animal to signal people with hearing impairments.

Procedure

Restrictions

Pet owners must comply with any current or future restrictions under Ajax Bylaw 127-2009.

Tenants that own and keep pets must provide basic information about their pets to AMHC. The tenant must provide the following information for each pet:

- species of pet
- description, including size and colour of the pet

AMHC will record this information so that it is available to staff and/or contractors entering the unit for authorized activities (inspections, unit showings, etc.).

Contained pets may be kept in reasonable quantities according to the Town of Ajax bylaws and do not have to be registered with the non-profit.

Exotic pets, wildlife or livestock are prohibited as per the Town of Ajax Bylaw 127-2009.

Responsibilities

Tenants are required to adhere to all AMHC and Town of Ajax pet regulations, including licensing, vaccination and cleaning up after their pets.

Tenants are encouraged to have all household pets six months of age or older, spayed or neutered.

Tenants, who acquire a prohibited pet(s) or exceed the restrictions on the number of pets outlined in this policy after initial occupancy, will have 30 days from the discovery of the animal(s) to relocate them or the tenant could face legal action under *Residential Tenancies Act*.

In the interest of safety for all tenants, pets must be on a leash, in a cage or under physical control of the owner at all times, while in the hallway, elevator, entryways, stairways and any other common areas of the building.

In addition to the above requirements, “grandfathered” tenants who own dogs identified as or resembling “pit bulls” must abide by the *Dog Owner’s Liability Act* and must muzzle their animal when in common areas and public spaces.

No pets, with the exception of service animals, will be allowed within the laundry room or common rooms of the building.

Exterior pet houses are not permitted. All pets will be housed within the tenant’s unit.

Tenants must clean up after their pets in common areas or on lawns and the yard area of the housing unit (if applicable) will be kept clean of all animal excrement. Tenants who do not clean up after their pets **will be charged** if AMHC is required to hire a contractor to clean an accumulation of animal excrement. This clean up charge may be **in addition** to fines levied by the Town of Ajax Animal Control Officer.

Tenants are responsible financially for the repair of any damage to property whether within the tenant's unit, common and/or exterior areas, or other tenant's units, caused by their pets. The non-profit may charge tenants with the cost of repairing damage caused by their pets, including removal of pet excrement that is not picked up by the pet owner.

Tenants must ensure that their pets' noise, odours or behaviour does not disturb other tenants. **Noise from barking animals that disturb the quiet enjoyment of others will result in legal action through the Landlord and Tenant Board.**

Care of pets

Every tenant that has a pet will commit to providing the animal or arranging for the animal to be provided with adequate care as may be required to meet the needs of the pet and as defined in The Town of Ajax Bylaw 127-2009.

If an animal is found to be kept in unsanitary conditions (accumulation of fecal matter, odour, or insect infestation) which endanger the health of any person or animal or which disturbs the enjoyment of others, the Town of Ajax Animal Control Officer will be informed. If the issue is not resolved to the satisfaction of the non-profit, legal proceedings through the Landlord and Tenant Board may follow. The non-profit will deal with each situation on an individual basis.

All pet owners must make arrangements for their pets when they are away, hospitalized or otherwise not able to care for the pet. Tenants may wish to consider friends, relative or caseworkers as alternate caregivers. Tenants are responsible to provide access to the caregiver. If the caregiver has forgotten or misplaced the keys, the non-profit will not grant entry to the unit to non-leaseholders unless specifically authorized in writing by the tenant.

It is not the responsibility of the non-profit to care for pets. If it is discovered that animals in a unit are not being cared for, an animal shelter will be called. The fee for this service will be billed to the tenant.

All unidentified animals running at large within the complex should be reported to the Town of Ajax Animal Control Officer.

If a pet harms (attacking or biting) or intimidates someone, the incident should be reported to the AMHC Head Office immediately (if after hours, the Town of Ajax Animal Control Officer). Depending on the seriousness of the incident, it could result in legal and/or eviction proceedings against the pet owner.

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