

Management Directive No.:	MB20
Management Directive Name:	Pets
Date Approved by CEO or Designated Person:	May 15, 2006
Date revision approved by CEO or Designated Person:	December 5, 2018
Related SOP, Management Directive, Board Policy, Forms	Schedule A - MB20 Pets

**Policy Statement:**

The Kawartha Lakes Haliburton Housing Corporation (KLH Housing Corp.) is committed to the provision of safe and affordable accommodation to suit the needs of the tenants.

KLH Housing Corp. recognizes the importance of having a formal written policy to identify responsibilities of pet owners on KLH Housing Corp. property.

**Scope:**

KLH Housing Corp. will balance the rights of pet owners with the rights of the other tenants and KLH Housing Corp.'s assets and management responsibilities. This policy will apply to all KLH Housing Corp. residential property.

**Policy:**

Tenants who are pet owners are responsible for proper control of their pets to prevent disturbances or injury to others. If poor control of pets by tenants results in problems for other tenants or occupants, KLH Housing Corp. may apply to the Landlord and Tenant board for the termination of the tenancy.

Lack of Control may include but is not limited to:

1. A pet causes damage and the tenant refuses to make restitution
2. A pet injures someone or causes them harm
3. A pet makes an unreasonable amount of noise or is otherwise an unreasonable nuisance
4. A pet interferes with the "Reasonable Enjoyment" of other tenants or the Corporation

5. A pet interferes with a lawful right, privilege or interest of KLH Housing Corp. or another tenant
6. A pet displays aggressive behavior towards anyone and the owner does not deal with the problem
7. A pet contributes to or causes a severe allergic reaction in another tenant

**Procedure:**

1. Tenants are allowed a maximum of 2 dogs **or** 2 cats per unit **or** (1 cat and 1 dog).
2. In addition to the maximum number of dogs and cats, Tenants are allowed a maximum of 2 pets contained in tanks or cages as long as they are enumerated on the pet form, always contained within the unit, and humanely cared for. Pets kept in tanks or cages are not permitted to be loose outside.
3. The Corporation reserves the right to order the tenant to reduce the animal population, including to zero, if a problem is identified and not corrected.
4. All animal owners must complete a Pet Agreement (Schedule A to this policy), to be reviewed with the Programs Supervisor-KLH at the move-in interview and updated annually during annual renewal process.
5. Dog owners must annually provide proof of registration and abide by all applicable By-Laws.
6. Dogs and cats must remain inside their units at all times, unless they are leashed and under direct control of their owner. Maximum leash length – 10 feet.
7. No breeding of any animals is permitted in property owned by the Corporation.
8. Animals are not allowed in any common areas of a building owned by the Corporation unless all residents of that particular community have agreed.
9. Tenants must clean up animal feces immediately. Any accumulation of animal feces on KLH Housing Corp. property is strictly prohibited.
10. KLH Housing Corp. staff and By-Law Enforcement Officers provide enforcement services. The pet owner can be fined or convicted in a Court of Law or be evicted from his dwelling unit for non-compliance.
11. Cat owners are responsible for cleaning up after their pets. Cats are to use a litter box inside the unit and are not allowed to roam at large and use flower beds, sandboxes, etc. as their litter box.
12. Pets must not cause problems for other tenants or cause damage to KLH Housing Corp. property. Costs incurred to repair damages are payable by the tenant. Staff

time required to clean up animal waste on any KLH Housing Corp. property will result in a charge to the pet owner.

13. The Program Supervisor-KLH will take appropriate action including verbal and written warnings to the pet owner if there is non compliance with the policy. Failing all attempts to rectify the situation, the Program Supervisor-KLH will issue an N5- Notice of Termination.

**Revision History:**

**Proposed Date of Review:** December 2020

<b>Revision</b>	<b>Date</b>	<b>Description of changes</b>	<b>Requested By</b>
v1	May 15, 2006	Initial Release	
v2	May 5 2014		
v3	Dec 2018	New template format	CEO