



**Aldersgate Homes Inc.**  
**Administrative Policies and Procedures**  
**Section 1 – Residents**

<b>SUBJECT: Pet Policy</b>		
<b>APPROVED BY:</b> Aldersgate Homes Inc. Board of Directors		
<b>POLICY #: 1.17</b>		
<b>ORIGINAL ISSUED</b>	<b>DATE REVIEWED OR REVISED</b>	<b>CURRENT VERSION</b>
August 20, 2003		

**Mandate:**

The Board of Directors of Aldersgate Homes Inc. recognizes that the law permits tenants to have pets and that the rights of pet-owning tenants must be balanced with the rights of non-pet owning tenants, and with Aldersgate’s management responsibilities.

**Policy:**

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 Aldersgate property, and
- Meet all relevant local by-laws and legislation.

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 the Resolution Committee Policy.

Aldersgate may 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 Residential Tenancies Act allows Aldersgate to evict a tenant because of the behaviour of their pet. However, we recognize that Aldersgate 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 (e.g. cats and dogs) may be kept in reasonable quantities and must be registered with the office. 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 office. Examples of contained pets are birds, fish, rabbits and small rodents.
  - Exotic pets are not permitted within the city of Belleville and therefore will not be tolerated within Aldersgate Homes Inc. Further, Aldersgate reserves the right to not allow any pet or variety of pet, which it deems to be potentially dangerous or destructive. Examples of such pets include, but are not limited to, pit bulls, rottweillers etc.
  - 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 office 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 Humane Society or a licensed veterinarian confirms the necessity for such a waiver or a postponement in writing.
  - 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.
  - **Cats and dogs must be on a leash at all times**, and in the control of a responsible person, while in the common areas of Aldersgate Village - both interior and exterior.
  - Pets must be taken off of the property to toilet and tenants are expected to clean up after the bodily functions of their pets.
  - Pet waste, including litter and shavings, must be disposed of in the exterior waste receptacle designated for this purpose. The receptacle is located outside the garbage room on the east side of the building. **NO PET WASTE IS ALLOWED IN THE INDOOR GARBAGE CONTAINERS.**
  - Tenants must repair any damage to the property of another tenant or of Aldersgate Village caused by their pets.
  - Tenants must control their pets to prevent them from disturbing other tenants.

**ALDRSGATE VILLAGE  
PET REGISTRATION FORM**

NAME: \_\_\_\_\_ Unit No. \_\_\_\_\_

PET'S NAME: \_\_\_\_\_

SPECIES/BREED OF PET: \_\_\_\_\_

SEX OF PET:      MALE                          FEMALE   

AGE OF PET: \_\_\_\_\_ yrs.                      \_\_\_\_\_ mos.

DESCRIPTION:      SIZE: \_\_\_\_\_      COLOUR: \_\_\_\_\_

OTHER DESCRIPTIVES: \_\_\_\_\_

PROOF OF VACINATION ATTACHED:

YES                          NO   

-If "NO" please attach a letter of explanation from either the Humane Society or a licensed veterinarian.

PROOF OF SPAYING OR NEUTERING ATTACHED:

YES                          NO   

-If "NO" please attach a letter of explanation from either the Humane Society or a licensed veterinarian or a personal declaration that the pet has been spayed or neutered.

NAME OF CONTACT PERSON WHO WILL CARE FOR PET IN EMERGENCY:

Name \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

I understand that my pet is my responsibility in all respects. I have read and agree to adhere to the "Pet Policy" of Aldersgate Village and have respect for other tenants quiet enjoyment of the residential complex.

\_\_\_\_\_  
DATE

\_\_\_\_\_  
SIGNATURE OF OWNER