

Pet Policy

All members who choose to house animals on the property of Marine Court Housing Co-operative must abide by the rules and regulations set forth in this Pet Policy.

Mission Statement

To have animals as companions and also provide opportunities for children to learn to care for and be responsible for pets.

Purpose of the policy

To ensure a safe and comfortable environment at the Co-op for members and their pets.

Implementation

Pet Committee

- ensures the information on registered pets is current and accurate
- makes recommendations to the Board of Director concerning this policy and its enforcement
- ensures that this policy is explained at membership interviews and follows up with Buddy

Board of Directors

- reads and responds promptly to reports made by the Pet Committee
- enforces this pet policy

Required Compliances

This policy must at all times be in accordance with:

- Co-op Rules
- Occupancy Agreement
- Human Rights and Personal Information Protection Act
- City of Vancouver By-laws
- B.C. Animal Guide Act

Definition of Pet Owner

Even though this policy may use the term “pet owner”, the member is ultimately responsible for the pet.

Pet Policy

1. Animals which are prohibited by the city of Vancouver are not allowed as pets in the co-op. **See Appendix I** for a list of prohibited animals.
2. There shall be no more than two pets per unit at any one time. Companion dogs only. No vicious dogs or guard dogs are allowed. Guide/service animals are considered a pet for the purpose of limiting the number of pets in any unit, however, the co-op allows and welcomes multiple guide animals in any units where they are required. **See Appendix II.**

- Aquariums of fish do not count in the pet total for a unit, however, aquariums must be no larger than 30 gallons and must be housed on an appropriate stand. There is a maximum of one aquarium per unit and any damage from leaking will be the responsibility of the member.
3. New members must register their pets at the time that they sign the lease. It is the responsibility of the pet owner to provide and update this information and keep it current and accurate. **See Appendix III.**
 4. Members who wish to acquire a pet must seek prior approval from the Pet Committee. This is to ensure that the pet is in compliance with the policy.
 5. Pet owners are responsible for all damages caused by the pet or service animal residing in their unit, and must bear all costs associated with repairing such damage to owner's property (unit and contents), property of other members, as well as co-op property if it occurs. Aquariums must be properly maintained to avoid any water damage to the co-op, and insured so that damage to the co-op is recoverable.
 6. Pet owners are expected to see that pets are properly trained and noise controlled. **See Appendix IV.**
 7. In the event of a required unit entry by workers under the co-op's employ, it is the pet owner's responsibility to ensure their pet is contained so as not to bother the workers and cannot escape into common areas of the co-op.
 8. Pets/guide animals must be on leashes or in carriers when inside common and public areas of co-op buildings. Pets are not permitted to run free at any time during the day or night on uncontained patios, balconies or in common areas.
 9. All pets must be spayed/neutered, provided the procedure is available for the species of pet. All dogs and cats are required to have their immunizations up to date. Documented proof must be made available upon request
 10. Breeding of pets is not allowed in the co-op.
 11. No pet owner shall permit their pet to defecate or urinate in common areas of the co-op. **See Appendix V.**
 12. All dog and service animals that require City of Vancouver licensing must have a current animal control license issued by the City of Vancouver. NOTE: animal tags are issued for the pet's lifetime, but licenses must be renewed annually.
 13. Any visiting pets are subject to the rules and conditions of this pet policy. It is up to the member to enforce the policy and accept any consequences resulting from the visiting pet.
 14. Pet owners will be responsible for ensuring that members suffering allergic or other medical conditions producing discomfort in the presence of animals, will not be subjected to undue exposure to pets.
 15. Pet owner is responsible for cleaning washers and dryers that have been used to wash pet accessories.
 16. No pet/guide animal may be housed, kenneled or caged on a balcony or patio. All pets must be properly housed, especially to prevent smaller ones from escaping and becoming a nuisance in the building.
 17. Litter boxes cannot be on the patio or balcony.
 18. If the owner is absent, the pet must be inside, not on the patio or balcony.

Enforcement

I. If a member feels that a pet owner is in violation of this policy they should:

1. First, talk to the violating member to inform them of the violation, documenting the date of the communication.
2. If the violation continues, communicate in writing to the violating member, documenting the date and type of violation, including the first verbal complaint. A copy must be sent to the Pet Committee.
3. If the violation continues, the complaining member will contact the Pet Committee which will send a reminder to the violating member to comply with the pet policy. A copy will be sent to the Board of Directors.
4. The Pet committee will monitor complaints and reports of violations. If the pet owner still does not comply with the pet policy, the Pet Committee will submit a report to the Board of Directors.

II. Once a report is received from the Pet Committee, the Co-op's Board of Directors reserves the right to take any or all of the following actions:

1. Issue a letter specifying the problem, actions required, and time frame to do so.
2. Invite the member to a Board Meeting.
3. Chargeback associated repair costs to the member where applicable.
4. Give that member seven (7) days notice that the pet must be removed from the co-op premises.
5. Disallow member to keep pets in their unit in the future.

Appendix I

Prohibited animals

Any animal not permitted for domestic ownership by City of Vancouver By-laws is not permitted in the Co-op.

Domestic animals

A person must not keep in any area, temporarily or permanently, any horses, donkeys, cattle, swine, sheep, goats, ducks, geese, turkeys, pheasants, quail, or other poultry or fowl. (By-law no. 10066, June 8, 2010) *In this by-law the city allowed the keeping of hens, but Marine Court Co-op does not meet the conditions or allow the keeping of hens.*

Exotic or wild animals

- Canids, including coyotes, foxes, jackals, and wolves but excluding domestic dogs
- Hyenas
- Ursids including bears
- Felids including lions and tigers but excluding domestic cats
- Crocodylians including alligators and crocodiles
- Reptiles and snakes classified as venomous, whether or not they have venom glands
- Green anaconda, yellow anaconda, reticulated python, African rock python, Burmese python, Indian python, or amethyst python (Bylaw no. 9433, February 27, 2007)

In addition to the above, birds of prey

Appendix II

Guide/Service animal

A certificate from the BC Guide/Service Animal Agency is required from the member. Guide/Service animal means any dog or other common domestic animal individually trained to do work or perform tasks for the benefit of an individual with a disability, including but not limited to, guiding individuals who are blind or have low vision, alerting individuals who are deaf or hard of hearing to the presence of people or sounds, providing minimal protection, pulling a wheelchair, fetching items, assisting an individual during a seizure, retrieving medicine or the telephone, providing physical support and assistance with balance and stability to individuals with mobility disabilities and assisting individuals, including those with cognitive disabilities, with navigation. The term service animal includes individually trained animals that do work or perform tasks for the benefit of individuals with disabilities, including psychiatric, cognitive and mental disabilities.

Appendix III

Pet Registration

Pet owners are required to register their pets with the pet committee upon move-in or acquisition of an approved pet. Pet registration forms require the following information:

- pet name
- photo of pet
- type of pet (ie: cat or dog, etc)
- breed
- gender
- colour and markings
- veterinarian's contact information
- proof/year of spaying or neutering (if applicable)
- tattoo and chip ID (if applicable)
- city tag number and copy of current annual city license (if applicable) Copies of renewed annual pet licenses will be forwarded to the Pet Committee within thirty (30) days from the date the license was renewed.

Appendix IV

Pet Owner Responsibilities

Pet owners are expected to see that their pets are properly trained. This includes obedience training, manners, responding when called, and litter trained as applicable to species of pet/guide animals. A pet which has become a general nuisance to neighbors due to noise, unfriendly demeanor, destructive behaviour, and smell will be subject to the enforcement procedures of this policy. Pet owners must ensure pet/guide animals are in good health and receive treatment when necessary to ensure disease control and continuing health of the animal.

Fleas

When requested by the co-op the pet owner must provide documented proof that proper treatments have been carried out such as receipts for veterinarian services, or flea remedies, professional fumigation, and pest control. The co-op's pest control contract does not cover fleas, however, pet owners can arrange for the co-op's pest control company to come out and fumigate their units at the pet owner's expense. If a pet/guide animal has fleas the animal **MUST** be treated in the proper manner and the unit must also be treated at the pet owner's expense so as not to spread fleas throughout the co-op. Upon move out pet owners are responsible for fumigation of their unit only if there has been an identified flea infestation.

Appendix V

Pet excrement

Pets are not allowed to use the co-op premises as a pet toilet. Should an accident occur, the owner must immediately clean and sanitize the area that has been contaminated. Pet owners must immediately clean and properly contain and dispose of animal excrement and waste. This includes all pet litter and droppings from litter boxes and cages inside units, external co-op premises, and sidewalks, boulevards, alleys, and gutters adjacent to the co-op.