

# SCHEDULE D

## PET POLICY

### 1. Purpose

Gabriel Dumont Non-Profit Homes (“**GDNP**”) recognizes that pets can play a meaningful role in the lives of tenants and their families. This Pet Policy outlines the responsibilities of tenants who keep animals and ensures that pets do not cause harm, nuisance, or risk to the safety and well-being of others.

This policy must be read in conjunction with the **GDNP Tenancy Agreement**, the **Community Standards and Code of Conduct (“Schedule A”)**, and the **GDNP Tenant Handbook**. Tenants who fail to comply with this policy may be subject to lease enforcement action, including eviction under the Residential Tenancies Act, 2006 (“**RTA**”).

### 2. Definitions

The following definitions apply to this policy:

- a) **Pet:** A domesticated animal such as a dog, cat, bird, or small caged animal kept for companionship.
- b) **Service Animal:** An animal trained or certified to provide support for a disability, as defined by the Ontario Human Rights Code.
- c) **Nuisance Animal:** An animal whose behaviour disturbs, threatens, or causes damage to others or GDNP property. Tenants are permitted to keep pets, provided the pet does not pose a danger, health risk, or serious nuisance to others.

### 3. Pet Ownership

Tenants may keep pets with the following conditions:

- a) Tenants are permitted to keep pets, provided the pet does not pose a danger, health risk, or serious nuisance to others.
- b) All pets must be declared in writing on the GDNP Pet Declaration Form.
- c) A maximum of two (2) cats or dogs is permitted per unit unless otherwise approved in writing by GDNP.

- d) All pets must comply with municipal by-laws, including breed bans, licensing, and vaccinations.

#### **4. Prohibited Animals**

GDNP does not permit the following animals on its premises:

- a) Any dog breed prohibited under the City of Toronto By-Law (Chapter 349) or the Dog Owners' Liability Act. (e.g., Pit Bull-type dogs)
- b) Wild or exotic animals. (e.g., snakes, ferrets, tarantulas, lizards, monkeys)
- c) Livestock or poultry. (e.g., chickens, goats, pigs)
- d) Any animal that poses a threat to health, safety, or building integrity.

GDNP reserves the right to refuse or require the removal of any animal deemed unsafe, unsanitary, or incompatible with community living.

#### **5. Tenant Responsibilities**

Tenants with pets must:

- a) Supervise their pets at all times; no unsupervised animals are permitted in common areas.
- b) Leash or otherwise control pets when outside the unit (leashes must not exceed 2 metres).
- c) Prevent pets from roaming freely or entering other units or balconies.
- d) Immediately clean up any waste or damage caused by their pet, including in outdoor areas.
- e) Ensure pets do not cause excessive noise, disrupt neighbours, or create a nuisance.
- f) Maintain good hygiene for pets and prevent infestations (e.g., fleas, ticks).
- g) Report any change in pet status or new pets to GDNP within 14 days.

#### **6. Damages and Costs**

Tenants are financially responsible for any damage, pest control, or cleaning required due to pets.

- a) Tenants are responsible for any damage caused by their pets to the unit, building, or common areas.
- b) Tenants may be charged for cleaning, pest treatment, or repairs required as a result of pet behaviour.
- c) Repeated damage may result in the requirement to remove the pet or loss of tenancy.

Repeated complaints or unresolved issues may result in lease enforcement action or the removal of the pet.

## **7. Removal of a Pet**

GDNP may require a tenant to remove a pet from the premises if:

- d) The pet causes or contributes to health or safety hazards;
- e) The pet has attacked or threatened any person or another animal
- f) The pet has caused ongoing damage, noise, or disruption;
- g) The pet has not been declared or was prohibited under this policy; and/or
- h) The tenant refuses to comply with GDNP direction regarding pet care or conduct.

Tenants will be provided with written notice outlining the concerns and given a reasonable opportunity to resolve the issue. If not resolved, GDNP may pursue enforcement under the RTA.

## **8. Support Animals and Exceptions**

Service animals are not considered pets. Tenants requiring a service animal must provide documentation from a licensed health practitioner.

GDNP will accommodate tenants with disabilities in accordance with the Ontario Human Rights Code.

- a) Certified service animals or animals required for documented disability accommodation are not considered pets for the purposes of this policy.
- b) Tenants with service or emotional support animals must provide documentation from a qualified health practitioner.
- c) GDNP will work with tenants to reasonably accommodate accessibility-related needs in compliance with the *Human Rights Code*.

## **9. Inspections and Follow-Up**

GDNP may inspect units where pets are housed with appropriate notice to ensure compliance with this policy.

- a) GDNP may inspect units where pets are housed to ensure compliance with this policy.
- b) Advance written notice will be provided in accordance with the Residential Tenancies Act.
- c) GDNP may involve animal services or public health authorities as appropriate.

## **10. Policy Review and Updates**

This policy may be updated from time to time. Any changes will be reflected in the GDNP Tenant Handbook and distributed to all Tenants.

## **11. Acknowledgement and Agreement**

By signing the Tenancy Agreement, the Tenant(s) and all approved Occupants agree to comply with the Pet Policy outlined in this Schedule. This Schedule is a binding part of the Tenancy Agreement and forms a condition of tenancy.

Failure to comply with this policy may result in enforcement action under the RTA, including possible eviction.