

TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2009
(the "Corporation")

Pursuant to Section 58 of the Condominium Act, 1998

PET RULES

WHEREAS The Board of Directors of the Corporation has the authority to pass rules governing the use and occupation of the units, consistent with the Declaration, in order to promote the safety, security and welfare of Owners and of the property, or for the purpose of preventing unreasonable interference with the use and enjoyment of the common elements and other units;

NOW THEREFORE BE IT ENACTED that Rule 3 of the Corporation's Rules is deleted and replaced with the following Rule 3 as a Rule of Toronto Standard Condominium Corporation No. 2009:

RULE 3 – PET RULES

- (a) No animal, reptile, livestock, rodent (with the exception of hamsters, gerbils, guinea pigs), or fowl, other than a pet (being either 1 dog and/or 2 cats) turtle or caged bird shall be permitted within any unit or common element area.
- (b) Dogs, unless on a leash, are not permitted within the common elements. Any new pet owner may not exceed number of pets as specified in section 3(a) above.
- (c) Every owner of a dog(s) at the time of the passing these Rules must register his/her dog(s) in the Pet Register in the Management Office within 30 days of this Rule becoming effective. Pet owners having more than 1 dog, at the time of the passing of these Rules, will be grandfathered for the remaining life of the pet.
- (d) Every owner that has 2 or more dogs that has been registered by his/her owner in the Pet Register within 30 days after this Rule becomes effective or that has not continuously resided in the Corporation since these Rules became effective will be allowed to have 1 dog as stated in section 3(a) above.
- (e) Owners having multiple dogs residing in the Corporation at the time of the passing of these Rules, upon the death of the second and/or third dog, may not replace the second and/or third dog when it dies.
- (f) Vicious animals that are aggressive in behaviour, including but not limited to pit bulls and/or pit bull cross breeds, shall not be permitted on the property. The Board may, acting reasonably, deem a particular breed of dog potentially dangerous and prohibit its presence on the property.
- (g) All dogs must wear a collar with an identification of its owner and suite number.

- (h) Every owner of a dog shall register the dog and obtain a license as required by the City of Toronto, and shall comply in all respects with existing by-laws, rules and regulations pertaining to the regulation, inoculation and licensing of animals within the City.
- (i) When transporting a dog from the condominium suite, the owner shall either carry the dog or hold it on the short leash.
- (j) Dogs may not be walked on any portion of the grounds which display "no dog" signs. This includes the BBQ area and terrace on the 2nd floor amenities.
- (k) Visitors are not permitted to bring dogs onto the property.
- (l) Owners must ensure that their pets do not defecate and/or urinate upon or in any other way soil or pollute any unit or the common elements of the Corporation and shall clean up any mess that occurs thereon immediately thereafter. An owner who does not clean up after his/her pet shall pay a cleaning fee of \$250.00, or such other amount as determined by resolution of the Board.
- (m) Owners are responsible for any and all damages caused by their pets to any unit and/or the common elements of the Corporation. The Corporation may take whatever corrective action is necessary to rectify any damage caused by an owner's dog, at the owner's expense.
- (n) Pets shall not be permitted to create any inconvenience, noise or disturbance or soiling on or about the premises.
- (o) No breeding of pets shall be carried on anywhere on the property.
- (p) The Board may, in its discretion, deem a pet to be a nuisance. The owner of a pet that is deemed a nuisance shall, within two weeks of receipt of written request from the Board (or the condominium's property manager) to remove such pet, permanently remove such pet from the property.
- (q) Any reference to "owner" or "owners" in this Rule is deemed to include any "resident", "tenant", "family member" or "agent" living in the same condominium suite.

Section 58 of the Condominium Act, 1998

s.58

Rules

- (1) The board may make, amend or repeal rules respecting the use of common elements and units to,
 - (a) promote the safety, security or welfare of the owners and of the property and assets of the corporation; or
 - (b) prevent unreasonable interference with the use and enjoyment of the common elements, the units or the assets of the corporation. 1998, c. 19, s. 58 (1).

Rules to be reasonable

- (2) The rules shall be reasonable and consistent with this Act, the declaration and the by-laws. 1998, c. 19, s. 58 (2).

Same, proposed rules

- (3) Rules proposed by the declarant before the registration of a declaration and description shall be reasonable and consistent with this Act, the proposed declaration and the proposed by-laws. 1998, c. 19, s. 58 (3).

Inconsistent provisions

- (4) If any provision in a rule or a proposed rule is inconsistent with the provisions of this Act, the provisions of this Act shall prevail and the rule or proposed rule, as the case may be, shall be deemed to be amended accordingly. 1998, c. 19, s. 58 (4).

Amendment by owners

- (5) The owners may amend or repeal a rule at a meeting of owners duly called for that purpose. 1998, c. 19, s. 58 (5).

Notice of rule

- (6) Upon making, amending or repealing a rule, the board shall give a notice of it to the owners that includes,
 - (a) a copy of the rule as made, amended or repealed, as the case may be;
 - (b) a statement of the date that the board proposes that the rule will become effective; and
 - (c) a statement that the owners have the right to requisition a meeting under section 46 and the rule becomes effective at the time determined by subsections (7) and (8). 1998, c. 19, s. 58 (6).

When rule effective

- (7) Subject to subsection (8), a rule is not effective until,
 - (a) the owners approve it at a meeting of owners, if the board receives a requisition for the meeting under section 46 within 30 days after the board has given notice of the rule to the owners; or
 - (b) 30 days after the board has given notice of the rule to the owners, if the board does not receive a requisition for the meeting under section 46 within those 30 days. 1998, c. 19, s. 58 (7).

Same

- (8) A rule or an amendment to a rule that has substantially the same purpose or effect as a rule that the owners have previously amended or repealed within the preceding two years is not effective until the owners approve it, with or without amendment, at a meeting duly called for that purpose. 1998, c. 19, s. 58 (8).

Same, proposed rule

- (9) Despite subsection (7), a rule proposed by the declarant before the registration of the declaration and description shall be effective until it is replaced or confirmed by a rule of the corporation that takes effect in accordance with subsection (7). 1998, c. 19, s. 58 (9).

Compliance

- (10) All persons bound by the rules shall comply with them and the rules may be enforced in the same manner as the by-laws. 1998, c. 19, s. 58 (10).

Section 46 of the Condominium Act, 1998

s. 46(1)

- (1) A requisition for a meeting of owners may be made by those owners who at the time the board receives the requisition, own at least 15 per cent of the units, are listed in the record maintained by the corporation under subsection 47 (2) and are entitled to vote. 1998, c. 19, s. 46 (1).

Form of requisition

- (2) The requisition shall,
 - (a) be in writing and be signed by the requisitionists;
 - (b) state the nature of the business to be presented at the meeting; and at the address for service of the corporation. 1998, c. 19, s. 46 (2).

Same, removal of directors

- (3) If the nature of the business to be presented at the meeting includes the removal of one or more of the directors, the requisition shall state, for each director who is proposed to be removed, the name of the director, the reasons for the removal and whether the director occupies a position on the board that under subsection 51 (6) is reserved for voting by owners of owner-occupied units. 1998, c. 19, s. 46 (3).

Duty of board

- (4) Upon receiving a requisition mentioned in subsection (1), the board shall,
 - (a) if the requisitionists so request in the requisition or consent in writing, add the business to be presented at the meeting to the agenda of items for the next annual general meeting; or
 - (b) otherwise call and hold a meeting of owners within 35 days. 1998, c. 19, s. 46 (4).

Non-compliance

- (5) If the board does not comply with subsection (4), a requisitionist may call a meeting of owners which shall be held within 45 days of the day on which the meeting is called. 1998, c. 19, s. 46 (5).

Reimbursement of cost

- (6) Upon request, the corporation shall reimburse a requisitionist who calls a meeting under subsection (5) for the reasonable costs incurred in calling the meeting. 1998, c. 19, s. 46 (6).