



Managing Agent
Reid Property Management
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Ottawa Carleton Standard Condominium Corporation No. 803

Dear Owner:

The Board of Directors has opted to update the existing pet rule to better govern the management of pets within the condominium. **A requirement to register all pets has been added.** The Board of Directors passed this rule at its meeting of August 13, 2014. A copy of the new rule for pets is attached for your information and consideration. It was further passed that the previous version of the Pet Rule as reflected in the Rule Book will be rescinded with the introduction of the new rule.

For your information the *Condominium Act 1998* states:

Notice of rule

S 58 (6) upon making, amending or repealing a rule, the Board shall give 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- (a) A copy of the rule as made, amended, or repealed, as the case may be;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 a right to requisition a meeting under section 46 and the rule becomes effective at the time determined by subsections (7).

When Rule Effective

S 58 (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.

The new Pet Rule will come into effect 30 days from the date of this letter unless a petition is received in accordance with the above. Thank you for your attention to this matter.

Regards,

Mike Fraser, RCM, ACCI
Per: Board of Directors

September 16, 2014

Continuously Caring for your Community
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200 RIDEAU

PETS

August 13, 2014

Background

There have been a number of complaints regarding the keeping of pets in the building, necessitating the introduction of rules regarding pets. Under the *Condominium Act 1998*, the Corporation is authorised to pass additional Rules or amend or rescind existing Rules from time to time as required.

The following Rule respecting the use of the common elements is made to promote the safety, security and welfare of the owners and residents of the property or for the purpose of preventing unreasonable interference with the use and enjoyment of the common elements.

Rule

Pets within the condominium complex will be restricted to dogs, cats, fish and caged pets. Snakes, reptiles and rodents are prohibited. The maximum number of pets permitted in any unit shall be two, except for fish. **All pets shall be registered with the Corporation's management/security.**

No pet that is deemed by the Board, in its absolute discretion, to be a nuisance or in contravention of local or municipal by-laws shall be kept by any person in any unit or on any other part of the property and any person keeping such a dog or cat or other animal shall forthwith upon receipt of a written request from the Board or its agent, permanently remove it from the property.

Pets shall not be permitted to defecate or urinate on the floors in the building or on the hard surfaces outside (sidewalks, laneways, parking spaces, interlock). This shall include balconies, locker rooms, hallways, elevators and parking garage. The owner or responsible person walking a pet shall "STOOP" and "SCOOP", i.e. remove excrement at the time of deposit by the pet. Failure to comply may result in the removal of the pet. **Balconies and common elements are not to be used as a depository for excrement.**

No animal, bird or pet shall be allowed in any part of the common elements except in transport and when in transport must be either carried or on a leash by owner or responsible person. No animal, bird or pet which causes unreasonable interference with the use and enjoyment of the common elements or any unit may be kept in any unit or transported through common elements.

Residents expect to live in an environment in which pets are well behaved. Pet owners are expected to apply City of Ottawa By-Laws when their pets are on condominium property, inside or out, particularly with regard to:

- stoop and scoop
- control of animals (pets to be restrained by being carried or on leash)
- noise

Pets will remain within the resident's unit and will not be allowed to roam freely throughout the common elements of the condominium, including those common elements inside and outside the buildings. Pets will not be allowed, at any time, in the following common element areas including but not limited to: lobbies, residents' lounge, media room, exercise rooms, swimming pool, change rooms and saunas, storage lockers, patios and common terraces. The only exception is arriving or departing

from the resident's unit. In all cases, the pet must be moved directly to or from the unit to its destination and always under the full and close control of its owner/handler.

Neither litter boxes nor unsupervised pets shall be allowed on the exclusive-use common element balconies of units.

Stoop-and-Scoop rules as set forth by city By-laws will be equally applied on the common element grounds surrounding the buildings and on all common element areas. All pet droppings on common elements, either interior or exterior, shall be promptly removed by the owner. These droppings are **NOT** to be placed in common area trash receptacles but are to be disposed of in the resident's unit.

At no time will any pet be groomed in the common element areas.

Visitors are permitted to bring a pet into the building on the condition that the pet's owner complies with all 200 Rideau Pet Rules.

Dogs

No dog which weighs more than 25 pounds (11.33 kilograms), or will weigh more than 25 pounds (11.3 kilograms) at maturity is permitted.

No dog which is deemed to be dangerous (in accordance with Ontario's Dog Owners' Liability Act) or has been (following confirmation of complaints by the Board of Directors), deemed to be a nuisance will be permitted in any unit or in the common element areas.

In the event that any resident finds the presence of a dog in the common elements offensive or disturbing, the owner/handler of the dog will immediately remove the dog from the area.

Any dog that is known by the Board of Directors to have fouled the common property or to have been off leash in the common element areas or to have posed a threat to residents shall be required to be carried, carted or diapered while traveling through the common element areas.

Note: Dogs presently resident at 200 Rideau are exempt from the restrictions on weight. Service dogs are also excluded.

Cats

Litter box waste shall not be disposed of through the garbage chute. It must be double-bagged and placed directly in trash bins in the parking garage disposal area. ***Do not put it down the toilet.***

Enforcement

Failure to comply with the above rules will result in the Corporation taking appropriate actions in accordance with the provisions of the Condominium Act, and the Corporation will collect all costs incurred from the owner of the unit.

Every owner of a pet shall be responsible for the activities of such pet and for any damage caused to any part of the property by such pet. The owner of a pet that is deemed by the Board to be a nuisance shall be notified of the nature of the complaint and shall be given two weeks to rectify same. If this is not done, the owner of said pet shall be requested to remove the pet permanently within two weeks of notification from the Board. *Rules and Regulations E 1.*