

Riskboss Alert

Pet Ownership in Condominiums A Growing Concern

RISKBOSS

Preventing the Predictable

www.riskboss.com

Riskboss™ (www.riskboss.com) often receives alerts from the police services, government authorities and other agencies that may be of interest to residential condominium property managers and boards of directors. Riskboss offers periodic alerts to institutions, organizations, commercial and condominium property managers and board members to assist in identifying risk to the communities and to provide solutions to mitigate that risk. Riskboss hopes the following information assists you. Please feel free to distribute this document to other property managers and community based associations that may benefit from the content. Please contact us any time with any issue that you may want researched regarding crime, disorder and risk.

Riskboss routinely gets calls for advice and opinion on how to deal with pet issues in condominiums. Calls for information have been on the rise since the COVID19 Pandemic began as more people are working from home. No condominium community is immune to such issues. Pet issues are not only predicable but always preventable.

Most pet owners are responsible and genuinely care about how their pets interact with other pets and residents. There are; however, pet owners in every condominium community that simply don't get it causing anxiety, bad feelings and frustration for everyone.

Keeping of pets in residential buildings is subject to provincial and municipal laws, and also condominium by-laws and building rules where applicable. Knowing the law and how to handle pets in a condominium community not only assists pet owners to enhance the quality of life of their pets, but also will greatly reduce the likelihood of unfortunate incidents that may impact the community leading to unintended consequences.

Local by-laws such as the City of Toronto Municipal Code is the guiding law surrounding pets within the boundaries where condominiums are found. Building rules must be in keeping with the such local laws; however, condominium corporations may, by way of powers in the Condominium Act, impose more stricter rules for their communities.

Some of the causes for calls for enforcement with respect to pets include but are not limited to the following.

- Noise caused by animals
- Pet excrement & unsanitary conditions
- Pets at large (Not tethered or properly restrained)
- Pet lunging, biting & aggressive incidents
- Exceeding maximum number of pets in units
- Unregistered pets & guest pets
- Prohibited animals being kept as pets
- Building rules regarding pet enforcement
- Cruelty, neglect and abuse of animals
- Injured or obviously sick pets

Aggressive and unrestrained dogs make up a large percentage of complaints. Certain circumstances are managed through an Ontario law entitled, "The Dog Owners' Liability Act". This law clearly outlines situations and remedies regarding instances of dog bites, dog attacks and lunging dogs (on humans or other animals), and/or when dogs are otherwise aggressive. The Act also deals with banned dogs. Police must be called in these circumstances. The dog owner may have to appear in court after receiving a Notice of Hearing. Remedies include but are not limited to Orders requiring confinement, restraint and even euthanizing in most severe circumstances.

The Blind Persons Rights Act is a provincial law that supersedes other laws with respect to access of guide dogs in public spaces regardless of any prohibition to the contrary. Denying access to a blind person with a guide dog is not only subject to penalties outlined in law but also it is simply not appropriate under any circumstances. Comfort animals may also be excluded from prohibited spaces depending on circumstances.

It is especially important for dog owners to be aware that there is a very large and often quiet segment of society that have been impacted by dogs in their lifetime and as a result, they are terrified to be anywhere near such animals. It is always the dog owner's responsibility to secure their animals close to their side particularly in elevators and hallways so there is no inadvertent intrusion into the personal space of others. Regardless of how friendly you feel your dog is, dog owners should always ask first before allowing their pets to extend past their side when encountering other pets and/or people. Ask first to be sure it is okay. It's all about being respectful and it's the right thing to do to avoid unnecessary unpleasanties.

Riskboss Inc.

1914 - 25 Adelaide Street East | Toronto | Ontario | Canada | M5C 3A1
(416) 863-6666 | riskboss.com/ca

Riskboss Inc. Copyright © 2020 - All Right Reserved

Riskboss is 100% Canadian, Solely Owned and Operated and is an Equal Opportunity Employer
Celebrating Ten Years of Outstanding Service to Satisfied Clients

This document consists of information that is proprietary to Riskboss Inc. and may not be published, reproduced, copied, disclosed, or used without the express written consent of an authorized representative of Riskboss Inc. This information is not intended to provide a legal opinion or legal advice. The contents of this document should not be considered legal advice. Prior to executing a plan to mitigate any risk, it is always advisable to seek independent legal advice and seek a legal opinion.