SLEMON PARK

SLEMON PARK CORPORATION (SPC)
Pet and Service Animal Policy

1. PURPOSE

Slemon Park Corporation ("SPC") is committed to providing a safe, comfortable, and healthy community in which its residential Tenants choose to live. SPC recognizes and respects its Tenants' choice to own Domestic Animals, and is committed to ensuring that SPC Tenants practice responsible Domestic Animal ownership.

2. SCOPE

This policy applies to all current and prospective residential Tenants of SPC. It also applies to visitors of Tenants at SPC.

3. DEFINITIONS

3.1 "Domestic Animal" means a Pet or a Service Animal;

3.2 "Pet" means a cat, a bird, a dog, or one or more fish contained within one aquarium;

3.3 "Service Animal" means an animal that is trained by an accredited facility to assist a person with a disability, and includes a dog or a cat.

3.4 "Tenant" means a person to whom permission is given, pursuant to a rental agreement, to occupy residential premises at SPC and includes his/her/their assigns and legal representatives.

4. POLICY PROVISIONS

4.1 SPC and all of its Tenants have a role to play in providing a safe, comfortable, and healthy community.

4.2 SPC requires that all its Tenants who own or care for Domestic Animals do so responsibly. In further detail, the following sets out SPC's requirements of its Tenants owning Domestic Animals:

(a) Tenants are not permitted to own any animal not included within the definition of a Domestic Animal;

(b) Tenants may own no more than two Domestic Animals;

(c) All dogs and cats must be spayed or neutered;

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(d) Tenants are responsible for their Domestic Animals at all times, and are not permitted to own Domestic Animals with dangerous and/or aggressive dispositions; and

(e) Tenants are responsible for demonstrating responsible Domestic Animal ownership, which includes:

(i) Maintaining Domestic Animal health checkups, vaccinations, and parasite control as necessary;

(ii) Daily provision of fresh food and water;

(iii) Regular grooming and cleaning;

(iv) Appropriate and regular disposal of Domestic Animal waste;

(v) Providing a comfortable living space for the Domestic Animal to rest/reside (such as appropriately sized cage, kennel, aquarium);

(vi) Always maintaining control of Domestic Animals on SPC property; and

(vii) Providing Domestic Animal identification (collar, identification tag, microchip or tattoo).

4.3 For the health, safety and comfort of all Tenants at SPC:

(a) Domestic Animals are to be restrained at all times when on SPC property;

(b) Tenants are responsible for cleaning up after their Domestic Animal inside their home and on all SPC property; and

(c) Disposal of Domestic Animal hair and waste must follow Island Waste Management Corporation guidelines.

4.4 Domestic Animals must be securely leashed, tethered or fenced at all times when outside of the Tenant's home. Domestic Animals shall not be left unattended outside of the Tenant's home for extended periods of time, as this may create unreasonable disturbances including regular or prolonged noise.

4.5 Tenants are financially responsible for the cost to repair any interior or exterior damage caused by their Domestic Animals.

4.6 Tenants shall not breed Domestic Animals or use them for any commercial purpose.

4.7 Visiting Domestic Animals are permitted for no longer than 7 days (consecutive or intermittent) in any one-year period running from January 1st through to December 31st of the same year. It is the Tenant's responsibility to ensure visiting Domestic Animals adhere at all times to this Policy.

4.8 Tenants shall not feed or harbor stray or wild animals.

4.9 Tenants are at all times required to comply with the provisions of the City of Summerside Animal Control Bylaw CS-15, in addition to this Policy.

5. PET AND SERVICE ANIMAL COMPLAINTS

5.1 Complaints about Domestic Animals on SPC property will be investigated by SPC. All complaints must be in writing and signed by the person making the complaint. In addition to notifying SPC, complaints should be reported to the Animal Control Service of the City of Summerside by calling 902-432-1201. The names of person(s) making the complaint will be kept confidential by SPC. However, if the complaint results in a hearing occurring before the Island Regulatory and Appeals Commission (IRAC) or other public body, the complaint (including the identification of the person(s) making the complaint) and any related documentation shall be disclosed to others as required by law.

5.2 Anonymous complaints will not be investigated.

6. PROCEDURE UPON RECEIPT OF A WRITTEN COMPLAINT

6.1 Upon receiving a written complaint related to a Domestic Animal, SPC shall meet with the complainant to gather details surrounding the complaint. If necessary, SPC will review the applicable sections of this Policy. SPC shall prepared a written summary of the nature of the complaint, and depending on the nature of same (particularly if the complaint alleges aggressive behaviour of a Domestic Animal) SPC may require the Domestic Animal at issue be removed from SPC pending an investigation into the complaint. The Domestic Animal's owner will be responsible for finding an alternative location for the Domestic Animal at the owner's expense.

6.2 After meeting with the complainant, SPC shall investigate the complaint, which shall include meeting with the Domestic Animal owner to outline the nature of the complaint and review the applicable sections of this Policy.

6.3 Following the investigation, SPC shall prepare a written summary outlining the complaint, and, if appropriate in the circumstances, a plan for resolution which is to be provided to the Domestic

Animal's owner. SPC shall provide the Domestic Animal's owner with a signed and dated copy of the plan for resolution which shall be in the form of a written notice. A copy of such notice shall be retained in the Tenant's SPC file. The written notice may include a requirement that the Domestic Animal's owner remove the Domestic Animal from SPC property within 24 hours of receiving the written notice.

6.4 SPC will follow up with the Domestic Animal's owner within 30 days of issuing the written notice to ensure the plan for resolution is being complied with. If at that time, the issue giving rise to the initial complaint is not resolved, SPC reserves the right to issue a written notice that the Domestic Animal must be removed from SPC's property within a time frame as SPC considers reasonable in the circumstances, with consideration being made to the nature of the complaint and/or the level of risk the Domestic Animal poses to other Tenants and visitors of SPC.

6.5 If the Domestic Animal is not removed within the time frame specified in SPC's notice for removal of the Domestic Animal, SPC may issue to the Tenant(s) and Domestic Animal's owner(s) a notice of termination on the grounds that a term of the rental agreement has been breached.

6.6 Nothing in this Policy shall prevent SPC from giving notice to a Tenant requiring the Tenant remove Domestic Animal(s) immediately and indefinitely upon receipt of a complaint if SPC determines such action is necessary to ensure the health, safety and comfort of all Tenants at SPC. The failure of a Tenant to comply with the notice immediately shall constitute a breach of the terms and conditions of the Tenant's rental agreement.

7. TERMS AND CONDITIONS OF RENTAL AGREEMENT

7.1 This Policy forms part of the terms and conditions of each Tenant's rental agreement and a breach of this Policy shall be considered a breach of the terms and conditions of the Tenant's rental agreement. Accordingly, a breach of this Policy and/or failure to comply with this Policy shall be grounds for terminating the Tenant's rental agreement within the meaning of Section 14 (1) (a) of the *Rental of Residential Property Act,* RSPEI 1988, c R-13.1.

8. ATTACHMENTS

Attachment A – Pet and Service Animal Complaint Form

Attachment A

Policy Reference	Responsible Department	Responsible Manager	Effective Date	Approval Date	Approval Authority
Pet and Service Animal Policy	Residential Homes	Residential Manager	January 31, 2022	January 31, 2022	SPC Board of Directors

SLEMON PARK

SLEMON PARK CORPORATION (SPC)

Pet and Service Animal Policy

Pet and Service Animal – Complaint Form (for resident and visiting Pets)

To make a complaint, complete this form and email it to housing@slemonpark.com or mail it to: Slemon Park Corporation, P.O. Box 90, 30A Aerospace Blvd., Slemon Park, PE C0B 2A0

Part 1: Complainant Contact Information	
Name	
Address:	Postal Code:
	Other:
City:	Province:
Email:	Telephone number:
If we need to speak to you, what is the best time to call you? am __ pm __	I understand this complaint may be cancelled if SPC is unable to contact me within 30 days of filing this complaint.
Part 2: Complaint Details	
Date of Occurrence:	Time of occurrence:
Location:	
Description of the incident: Was the City of Summerside Bylaw Office (902-432-1201) notified of this incident? Yes ___ No ___	
I certify that the information provided is true to the best of my knowledge. _____ Printed Name _____ Signature _____ Date signed	