



MADISON AVENUE LOFTS - PET POLICY

Revised June 23, 2011

This Pet Policy takes effect as of JUNE 23rd, 2011 and supersedes all earlier policies. It elaborates on the relevant sections of the Declaration which was signed by every resident when moving in to the Madison Avenue Lofts. Sections 4:1 c and b are directly related to pet ownership and are binding on all residents. The Board of Directors will use the Declaration as the cornerstone for all decisions.

The Declaration

- (c) No animal, livestock or fowl of any kind other than general household domestic pets, as would be normal and acceptable as a pet (considering type and size of the Residential Unit, among other things) in any development similar to the development in which the Unit is located, being two **(2) cats, one (1) dog, canaries, budgies, or other small caged birds, or an aquarium of fish, or one (1) small caged animal, shall be kept or allowed in 'any Unit.** No pet, which is deemed by the Board or the property manager, in their absolute discretion, to be a nuisance shall be kept by any Owner in any Unit. Such Owner shall, within two (2) weeks of receipt of a written notice from the Board requesting the removal of such pet, permanently remove such pet from the Property. No breeding of pets for sale or otherwise shall be carried on, in or around any Unit. Notwithstanding the generality of the foregoing, no pet deemed by the Board, in their sole and absolute discretion, to be a danger to the residents of the Corporation, shall be permitted in any Unit;
- (d) In the event the Board determines, in its sole discretion, acting reasonably, that any noise, odour or offensive action is being transmitted to another Unit and that such noise, odour or offensive action is an annoyance and/or a nuisance and/or disruptive (regardless of whether that Residential Unit is adjacent to or wherever situated in relation to the offending Residential Unit), then the Owner of such Residential Unit shall at his or her own expense take such steps as shall be necessary to abate such noise, odour or offensive action to the satisfaction of the Board. In the event the Owner of such Residential Unit fails to abate the noise, odour or offensive action, the Board shall take such steps as shall be necessary to abate the noise, odour or offensive action and the Owner shall be liable to the Corporation for all expenses incurred by the Corporation in abating the noise, odour or offensive action, which expenses are to include reasonable solicitor's fees on a solicitor and his' or her own client basis and shall be deemed to be additional contributions to common expenses and recoverable as such. In order to reduce the penetration of sound from one Unit to another Unit, not less than sixty-five (65) percent of the pre-engineered floor surface areas in each Residential Unit including not less than 65 of the pre-engineered floor surface in any bedrooms, if applicable, must be carpeted and underpadded at the Owner's expense with either wall to wall carpeting or with area rugs.



Additionally, every owner/resident must comply with all the City of Toronto Municipal Code Chapter 349 as it applies to animals/pets and Ontario Regulation 567, Health Protection and Promotion Act.

The declaration and policies below apply to all pets on the property of the Madison Avenue Lofts. Off property complaints for bylaw infractions (e.g., dog running at large, dog off leash, failure to stoop & scoop, etc.) may be reported during normal business hours by calling 416-338-PAWS (7297). If you have an immediate public safety concern involving an animal, Toronto Animal Services provides 24-hour emergency service. Our after-hours services can also be reached by calling 416-338-PA WS (7297).

Pet Registration

Residents must register all household domestic pets with the Property Management.

Care and Control of Pets

Owners must keep pets leashed at all times when on the common elements. Unleashed animals are restricted to the residents own unit and balconies.

Pet owners must walk their pets somewhere other than the Condominium property and (Stoop and Scoop By Law) Pets are not permitted to be exercised in the lobbies, corridors, stairways, patios, garages or any other portion of the Common elements within the building.

Owners should not enter the elevator with a pet if there is another pet present.

Every owner of a dog shall immediately remove excrement left by the dog on property anywhere within the City. Waste must be disposed of appropriately either by flushing it down the toilet or putting it in the organic waste container in the recycling room. Please wrap waste in biodegradable bags so that smells are kept to a minimum and a high level of hygiene is kept.



Cat litter must be changed regularly, bagged, tied and put down the garbage chute.

Owners are requested to refrain from having pets urinate on the grounds in order to maintain the appearance of lawns and to reduce maintenance costs.

When animals accidentally pollute the grounds or common areas, residents shall immediately pickup/clean after their pet and contact the concierge so that follow cleanup is handled/scheduled appropriately.

No owner or resident may permit a pet to continuously bark, howl or cause a noise or disturbance which interrupts the comfort or quiet enjoyment of the property.

No owner may bring or permit any pet on to the 6th Floor Terrace/BBQ area under any circumstances.

Complaints: Communication, Process and Compliance

Any complaint about a pet related to noise or improper care and control, shall register that complaint in writing (email) to the Property Manager. **All relevant details including the date, time and nature of the complaint should be included.**

Each complaint shall be acknowledged and appropriately filed by the property manager.

In cases where it is warranted, the pet owner shall receive a warning from the property Manager with a copy sent to the Board of Directors. The pet owner is required to respond to the warning explaining how the owner will address the issue.

Should there be repeated complaints/warning without any appropriate action, the owner shall be notified by the Board of Directors via the Property Manager and such an owner shall, within two (2) weeks of receipt of written notice from the Board requesting removal of such animal, permanently remove such animal from the Property.

Fines:

Any Resident found to be inappropriately disposing of Pet Waste will be subject to a fine of \$200.00 payable to TSCC2026

Any Resident whose Pet soils the carpets or damages common elements without full disclosure to Management or Security will be subject to a fine of \$200.00 payable to TSCC2026.



Pets & Service Dogs/Animals

- Residents are permitted to keep pets within the limits specified in the published regulations of the Condominium Corporation.
- Visitors may bring pets onto the property.
- Residents who are travelling through common areas with pets must keep the pets on a leash and are responsible for the cleaning of any waste left by the pet.
- Pets are permitted in the lobby area.
- Service animals, such as guide dogs for the visually impaired, cannot legally be refused