

Pets in OKIB Social Housing & Rental Units Policy

Purpose of this Policy

To establish guidelines and rules regarding the keeping of pets in certain OKIB Social Housing or Rental Units in order to provide a safe and sanitary environment for all tenants, OKIB employees and the general public and to preserve the physical condition of those OKIB units.

General Statement of the Policy

1. This policy applies to all OKIB Social Housing or Rental units.
2. A tenant may only keep a pet in an OKIB housing/rental unit in accordance with this policy.
3. This policy does not apply to service and assistance animals and does not limit or impair the rights of persons with disabilities.
4. A violation of this policy constitutes a violation of a material term of the lease/agreement and is grounds to revoke the approval to keep a pet in an OKIB housing/unit and to issue an Eviction Notice.
5. A tenant will allow the OLH Division to inspect their unit to ensure compliance with this policy.
6. If a tenant is found to be in breach of this policy, the Housing Officer will issue a written notice to the tenant stating that they have 30 days to come into compliance with this policy. If a tenant does not comply with this written notice, OKIB may issue an Eviction Notice.
7. If the Housing Department receives a complaint regarding a pet kept in an OKIB housing/rental unit, they will conduct an investigation, and based on the findings of the investigation may issue a written warning to the tenant keeping the pet. If the Housing Department receives a subsequent complaint regarding the same pet, they will conduct an investigation, and based on the findings of the investigation may issue an Eviction Notice.
8. The Housing Department will maintain a written record of all:
 - (a) information and documents supplied by a tenant in regards to a pet,
 - (b) periodic unit inspections
 - (c) complaints and investigation of complaints regarding a pet, and
 - (d) costs for the repair of any damage caused by a pet.

Rules Regarding Keeping a Pet in an OKIB Social Housing or Rental Unit:

1. A tenant may not keep a pet in an OKIB housing/rental unit unless the tenant:
 - (a) has the written approval of the Housing Department;
 - (b) has provided the Housing Department with a pet deposit in the amount of half a months rent.
 - (c) has provided the Housing Department with proof that the tenant has complied with all legal requirements regarding vaccinations and controls; and proof that the pet has been spayed or neutered.

2. A tenant who has approval to keep a pet in an OKIB Social Housing or Rental Unit:
 - (a) may not keep a pet that weighs more than 20 pounds;

 - (b) may keep no more than one pet;

 - (c) must ensure that at all times their pet wears a tag displaying the name, address, and phone number of the tenant.

 - (d) must not allow their pet outside their unit unless the pet is on a leash and under control;

 - (e) must keep their unit and surrounding area free of pet odours, insect infestation, pet waste and litter, and maintain the unit in a sanitary condition at all times;

 - (f) must collect and properly dispose of their pet's waste;

 - (g) must ensure that the rights of other tenants to peace and quiet, enjoyment, health, and/or safety are not infringed upon or diminished by the tenant keeping a pet;

 - (h) must not allow their pet to enter any playground area;

 - (j) must not alter or modify their unit or any area surrounding their unit in order to accommodate their pet.

In the event that anyone is harmed by the pet, the pet will need to be put down by means of Dog Control immediately.

Any pet causing a disturbance, danger, or running at large can be ordered to be removed at the owner's expense or the owner may have their rental from the OKIB terminated.

All existing pets in the OKIB rental units are grandfathered from this motion as long as the rental agreement is modified to include the Pet Deposit and the Agreement remains in good standing or unless there is an incident with the pet.