

SCHEDULE "A"

PET POLICY

POLICY/STANDARD

The Parkview Village permits pets as long Parkview's define parameters are met to ensure your pet is an appropriate choice and does not interfere with the enjoyment of others living within Parkview Village. Service pets are exempt from this policy. Pet Owners must comply with all Town of Whitchurch Stouffville, Animal Service By Laws. Pets go beyond dogs and cats and include snakes, fish, birds and caged rodents.

PROCEDURE

1. One pet is permitted per unit.
2. The animal is not of a species or breed that is inherently dangerous to the safety of the landlord, other residents and guests.
3. Pet must be kept on a leash at all times anywhere on Parkview property indoors in common spaces and outdoors.
4. Residents/Tenants are responsible to have full control over their pet to ensure it does not become a nuisance, disturb the enjoyment, comfort, convenience of any person resident at Parkview Village or the vicinity of the property
5. Three (3) violations of noise, and any other behavior that interferes with the enjoyment of others, causes a serious allergic reaction to other tenants or the landlord or is a danger to the landlord, other residents, and visitors to the housing complex will result in Resident/Tenant eviction.
6. Resident/Tenant is responsible for properly disposing of any excrement of their pets. Pet Owner is subject to fines under the Animal Service Bylaw.
7. Residents/Tenants are responsible to repair any damage caused by their pet to the interior of their unit including flooring, interior or exterior of the housing complex.
8. All the same rules apply for any visiting pet.

REFERENCE:

Town of Whitchurch Stouffville, Animal Services Bylaw, Appendix A, Rules and Procedures
2019-047-RE
Landlord's Guide to Apartment Pet Rules
Resident Tenancy Act 2006

HISTORY:

Original Date: November/2020

Revision Date: December 2021

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SMOKING POLICY

POLICY/STANDARD:

Parkview Village is designated as a no smoking facility. This includes smoking of cigarettes, electronic cigarettes, cigars, and medical marijuana within the building. The no smoking policy is communicated to all Tenants/Residents, visitors, staff, volunteers and students and the expectation is to comply with the Smoke Free Ontario Act. This policy does not prevent smokers from renting or leasing property of Parkview but restricts where this activity may occur on the property.

PREAMBLE:

Benefits of a no smoking facility include:

- Reduced financial implications to the organization to turn over a smoking unit compared to units with no smoking ones. It reduces cost to eliminate burn marks, repainting, general maintenance and odours.
- A smoke free environment increases marketability.
- No smoking reduces the risk of fire as this is the primary source of fatal residential fires.
- A healthier indoor environment for all to enjoy
- Ensures/protects Staff, Residents and Tenants are not subjected/exposed to second-hand smoke which a serious health hazard as it heightens the risk of health conditions or exacerbates pre-existing chronic conditions.
- Ensures all Residents and Tenants can live at Parkview with reasonable enjoyment

PROCEDURE:

1. All Tenants/Residents, staff, volunteers and visitors are prohibited from smoking within Parkview Village buildings.
2. Smoking is not permitted within Parkview apartments, suites, clusters including all balconies, patios, and enclosed common areas
3. Smoking outside of the facility must be at nine (9) meters or beyond from doorways, operable window and air intakes.
4. For the safety of everyone and the appearance of the property, all cigarette butts, matches, wrappers and other litter must be removed from the property by the smoker or disposed of in the appropriate containers.
5. Tenants and Residents that may require Medical Marijuana must comply with the no smoking policy when possible.
6. Tenants asserting the need to smoke marijuana in their unit or in any other place where smoking is prohibited under the no-smoking policy, must demonstrate that the requirement is a necessary accommodation under the Human Rights Code.
7. Any exemption request is to be supported by A Medical Marijuana Documentation Letter copy of the signed form will be given to the Resident and the original shall be retained in the Resident file.
8. Non-Compliance with this policy does not have to be personally witnessed by the Landlord, but may be evidenced in another reasonable manner including, but not limited to accounts

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detailing the dates, times of the second-hand smoke infiltrating another apartment, testimony from third parties confirming the smell and its impact on their health and well-being.

9. Smoking violations will be dealt with issuing a series of warnings (verbal and written) up to termination of the tenancy in cases of breach of signed lease agreement, damage to property or interference of reasonable enjoyment of others.

QUALITY MEASUREMENT

All Residents, Tenants, Staff and Volunteers are educated on the no smoking policy
Compliance of all No Smoking legislation

REFERENCE

Smoke Free Ontario Act (S.F.O.A.)
A Landlord's Guide to No-Smoking Policies in Ontario, 2010
Second-Hand Smoke in Multi-Unit Housing, Smoke Free Housing Ontario
Landlord and Tenant Act
Residential Tenancies Act, 2006

All Residents, post May, 2006, shall sign off on the non-smoking form and a copy of the signed form will be given to the Resident and the original shall be retained in the Resident file.

HISTORY

Original Date: **May, 2006**

Revision Date(s): **June, 2011**
 June, 2015
 June, 2019
 November, 2020
 December, 2021

Initial: _____