

THE ELEMENT  
TORONTO STANDARD CONDOMINIUM CORPORATION NO. 1851

Dear Pet Owners at The Element:

**PET RULES AND EXPECTATIONS**

Reminder Summary Posted as of March 16, 2021

- All pets must be registered with the Management Office. You can register your pet through your Condo Control account, or you can pick up a form from the Concierge Desk.
- A copy of our *Resident Pet List* is kept with our Fire Safety Plan.
- Pets are not permitted in the main Lobby Area. Pet owners/walkers are required to use the back entrance, by the moving area, when exiting and entering the building with your pet(s). Re-entry requires a special key. If you have a pet but not a key, they are available for purchase through the Management Office.
- All pets must be leashed and/or carried throughout the common elements by the pet owner/walker.
- Although we do not have a set weight restriction at this time, pets must be *"sufficiently small in both weight and size such that same can be easily lifted and carried"*.
- Each owner must also ensure that their pet does not defecate upon the common elements (i.e. in the hallways, corridors, elevators, or stairwells) and if this does occur, it must be cleaned up immediately by the owner.
- We do ask that residents refrain from allowing their pets to urinate along the loading area interlocking, including on the rock bed, or out front of the building, especially on our new planters.
- If there is any change in the status of your pet ownership, please update your Condo Control account or notify the Management Office as soon as possible.

***Thank you for your co-operation!***

20 Blue Jays Way Toronto, ON M5V 3W6  
416-637-1120  
elementcondo1851@gmail.com

## **TSCC1851 RULE #20:**

- a) *No animals, reptiles, rodents, livestock or fowl of any kind shall be permitted within any unit or common element area, other than two (2) pets per dwelling unit, with the term being defined restrictively to include only:*
- (i) a canary, a budgie, or any other small bird that is kept in a cage at all times;*
  - (ii) a hamster, a gerbil, a guinea pig, a mouse or a rabbit that is kept in a cage at all times;*
  - (iii) one or more turtles that are kept in an enclosed container at all times;*
  - (iv) an aquarium of goldfish and/or tropical fish; and*
  - (v) a dog or a cat (excluding pitbulls, dobermans, mastiffs, rottweilers, and any other similar breeds of dog that are customarily bred or trained as "guard dogs" or "attack dogs") that are sufficiently small in both weight and size such that same can be easily lifted and carried throughout all portions of the common elements by the dog's or cat's owner (whenever such pet is being transported to and from such owner's dwelling unit).*
- b) *No such pet that is deemed to be a nuisance by the board or the Condominium's property manager (in their sole and absolute discretion) shall be kept by any owner in any unit or in any part of the common elements. Each owner must ensure that his or her pet does not defecate and/or urinate upon any unit or common element area and shall be obliged to clean up any mess that occurs thereon immediately thereafter. Should a pet owner fail to clean up after his or her pet as aforesaid, then the pet shall be deemed to be a nuisance, and the owner of said pet shall, within two weeks after receiving a written request from the board (or the Condominium's property manager) to remove such pet, permanently remove such pet from the property. All dogs and cats must be on a leash (or otherwise adequately constrained) when outdoors, all birds, rodents and/or turtles must be kept in their cage, and all pets must be carried by their respective owners whenever same are being transported throughout the interior common element areas, and must be accompanied by their respective owners at all times whenever same are within or upon the common elements. No breeding of animals, whether for sale or other purposes, shall be carried on within any unit and/or the common elements.*