

JANUARY 10 2023

## PAVILLIA TOWER Pet Registration Program

Dear Owners and Residents,

This communication is to announce the Pet Registration Program. The Pavillia Towers Pet Rules requires that all pet owners:

- Must present an up-to-date vaccination record for the pet
- Must pay a pet registration fee (\$50.00 per unit) payable by cheque only to Times 4502 Inc.
- Are required to clean-up after their pet(s) anywhere in, and around the property including waste and urine; in and around the building, including carpets and balconies.
- Must administer a DNA swab of their pet dog, utilizing the PooPrints® DNA cheek swab kit

**Please see page 2 for all of the current Pet Rules**

### **DNA KIT**

**Dog owners** (*currently there is no cat service to test cat urine or waste*) in the Pavillia Towers must purchase a DNA kit and administer a DNA swab of their pet, utilizing the PooPrints® DNA cheek swab kit. Registering your Dog(s) DNA with Property Management, is your promise and commitment to clean-up after your pet(s). To ensure the integrity of the program, pet and pet parents must perform the cheek swab process in the presence of a property representative and/or authorized PooPrints® rep.

The Corporation asks all resident to click the link below to register your pet or indicate a “no pet status”. Click the following link to indicate your pet status <https://mypetsprofile.com/pooprints/>

Residents can easily register and/or purchase DNA kits directly from their website, they will be shipped to the Property Management office.

The price for resident’s online registration is \$64.95 + \$3.95 shipping = \$68.90 CAD + Tax. **Please note that as of March 01 2023 the price will increase to \$69.95 + 3.95 shipping = \$73.90 CAD + Tax**

Be prepared to upload a picture of your pet.

In accordance with the Pet Rules, registration is required no later than 2 weeks from the date of this notice and DNA testing of your pet is required within 30 days of a unit becoming a **Pet Unit**.

We love pets on our property. Please help us keep our pets, residents and property clean and healthy by completing the Pet Registration.

With great thanks,  
Management team

## 8. PETS

- (a) No animal, livestock or fowl, other than those household domestic pets being cats, dogs, canaries, budgies, or other small caged birds, hamsters, chinchillas, ferrets, gerbils, guinea pigs, rabbits, and other small mammals that are kept in a cage at all times, or an aquarium of goldfish or tropical fish, as would be normal and acceptable as pets (considering the size, type, size of Dwelling Unit among other things) as determined in the sole and unfettered discretion of the Board (the "Permitted Pets"), shall be kept or allowed in any Dwelling Unit.
- (b) Without limiting the generality of the foregoing, no pet that exceeds 30 lbs in weight shall be permitted to be kept or allowed in any Dwelling Unit, the Exclusive Use Common Elements, or on or about the Common Elements.
- (c) No pets are permitted to be on or about the Common Elements, including the Exclusive Use Common Elements, except for ingress to and egress from a Dwelling Unit.
- (d) No pet shall be left alone in or on the Common Elements or the Exclusive Use Common Elements including but not limited to balconies.
- (e) Dog walking is strictly prohibited in the Common Elements within the Building, including but not limited to the underground parking lots.
- (f) Unless within the confines of a Dwelling Unit, all pets must be kept under personal supervision and control by the owner and shall be picked up or placed in a cage at all times during ingress and egress from a Dwelling Unit and while on the Common Elements within the Building. All pets must be kept under personal supervision and control of an Owner and on a leash while on the Common Elements outside of the Building.
- (g) Notwithstanding anything to the contrary in these Rules, no pet that is deemed by the Board in its sole and absolute discretion, to be a danger or nuisance to the residents of the Corporation is permitted to be on the or about the Common Elements or Exclusive Use Common Elements or kept as a pet in an Owner's Dwelling Unit. Within two (2) weeks of receipt of a written notice from the Board or the Manager requesting the removal of such pet, the Owner of the Unit in which the pet is kept shall permanently remove such animal from the Condominium.
- (h) No pet shall be permitted to soil or damage any part of the Common Elements whether by waste, excrement or otherwise, and in the event of same, the owner of the pet shall immediately make good such damage and effect the removal of waste and save harmless the Corporation from any expense in connection therewith.
- (i) Should a pet owner fail to clean up after his pet has soiled any part of the Common Elements or Exclusive Use Common Element, then the pet shall be deemed a nuisance and the owner of such pet shall, within two (2) weeks of receipt of written notice from the Board or the Manager, remove such pet permanently from the Condominium.
- (j) All pets must be registered with the Board or the Manager prior to the pet entering into the Condominium. At the time of registration of a pet, the Owners must present an up to date vaccination record for the pet. **As a part of the registration process, pet owners may have to pay a registration fee, in an amount to be determined in the sole, absolute and unfettered discretion of the Board, which may vary from time to time as necessary. The fee will be used to defray the costs of enforcement of this policy and the rectification of damages and wear and tear caused by pets in the Condominium.**
- (k) Dog and cat owners are required to obtain and complete a kit designed for the purpose of taking a DNA sample (the "DNA Kit") of such owner's pet for identification purposes within 2 weeks of the dog or cat being brought onto the Lands. As soon as the results of the DNA Kit is received by such Owner, then such results shall be filed with the Board and/or the Manager to be kept on file in order to aid in the enforcement of the foregoing rules regarding cleanup of excrement.
- (l) The foregoing Rules in this Section 8 shall apply to any and all pets belonging to the Owner's visitors, guests, invitees, and Responsible Parties.