

1. Authority

1.1. This Policy is issued under the authority of the Yukon Housing Corporation (YHC) Vice-President of Operations pursuant to the Rent-Geared-to-Income (RGI) Housing Program Board of Directors policy approved on October 27, 2021.

1.2. Housing Corporation Act, RSY 2002, c. 114:

4(2) Without restricting the generality of subsection (1), the corporation may undertake, carry to completion, or assist in the provision, development, maintenance, and management of housing

- a) generally;
- b) for families and individuals;
- c) for employees of the public service;
- d) for students;
- e) for senior citizens; and
- f) for families and individuals receiving social allowances or social assistance.

2. Purpose

2.1. To encourage responsible pet ownership in all YHC housing units, by balancing the desires of tenants to have pets, respecting the rights of neighbouring tenants and safeguarding YHC assets.

3. Application

3.1. This policy applies to YHC housing units rented out under the Rent-Geared to-Income Program and under the Staff Housing Program.

3.2. If YHC leases units for RGI program from third-party providers, the pet policy established by those providers will determine the rules regarding pets.

3.3. Where this policy conflicts with a Municipal By-Law or territorial legislation, the by-law or legislation shall govern.

4. Definitions

4.1. **Pet:** domesticated animal kept for pleasure or companionship

4.2. **Cat:** male or female domesticated cat

4.3. **Dog:** male or female domesticated dog

4.4. **Dangerous animal:** an animal that

- a) Has chased, bitten, attacked or killed a domesticated animal or human; or
- b) Has a tendency to exhibit threatening or aggressive behavior.

4.5. **Distressed animal:** is an animal

- a) in need of proper care, food, shelter or water; or
- b) that is injured, sick or in pain; or
- c) that is experiencing mistreatment or facing undue difficulty, suffering or neglect.

4.6. **Household:** means a person or group of persons who occupy a dwelling.

5. Existing Tenants

- 5.1. Pet(s) previously approved under an earlier YHC policy will be grandfathered; however, once these pets are deceased, or the owners have moved out, all new pet acquisitions for these units will be under the rules of this policy.

6. Tenant Responsibilities

- 6.1. Pet(s) must not be allowed to roam free and must be on a leash or in a secured carrier when travelling through common areas and when on YHC property.
- 6.2. Tenants are not allowed to assume temporary responsibility or care for another pet, regardless of if the pet is a YHC approved pet, unless the tenant requests approval from YHC and YHC provides approval in advance.
- 6.3. Tenants are financially responsible for the cost to repair any damage caused by pets.
- 6.4. Tenants must ensure all pet waste material is bagged, removed, and placed directly in the outside garbage bins.
- 6.5. Tenants are expected to practice good neighbour etiquette.

7. Liability

- 7.1. YHC is not responsible for damages caused by the pet to an animal, property or person.
- 7.2. YHC is not responsible for a death or injury to a pet.

8. Application Process

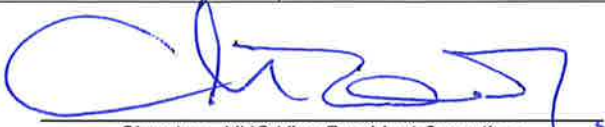
- 8.1. Tenants must complete and submit a Pet Application form to YHC for approval.
- 8.2. YHC has the authority to approve or not approve a pet.
 - a) Reasons for refusal may include but are not limited to the following:
 - 8.2.a.1. The pet is not identified as an eligible pet under the policy.
 - 8.2.a.2. YHC determines that, based on the tenant's habits and practices, or previous non-compliance including the tenant's care of the unit, they are unlikely to keep the pet in compliance with the Pet Policy and other lease obligations.
 - 8.2.a.3. The pet is considered a dangerous animal or is in distress.
 - 8.2.a.4. The tenant fails to provide complete information about the pet.
- 8.3. The Director of Tenancy Supports has discretion in application of this policy.
- 8.4. A tenant may appeal a decision made under this policy to the Director of Tenancy Supports.

9. Permitted Pets

- 9.1. A household may keep a maximum of two dogs or two cats or one dog and one cat.
- 9.2. A household may also keep one fish tank, terrarium or cage no larger than 38 liters or 10 gallons.
 - a) E.g. a household may keep two cats and a fish tank or 2 cats and a terrarium.
- 9.3. Pet(s) that may be permitted included: bird, fish, rodent, dog, cat.
- 9.4. Dog(s) are only allowed in units that have direct access to the outside of the building.
 - a) E.g. dogs will not be permitted in units where the only access to the rental unit is through a common hallway.

10. Review of Policy

- 10.1. The policy shall be reviewed as required after implementation to ensure its effectiveness.

YHC APPROVAL	Version: 1 June 25, 2024	Effective Date: June, 26, 2024
	Version: 2	Effective Date:
	Version: 3	Effective Date:
	Version: 4	Effective Date:
 Signature, YHC Vice-President Operations		

Related policies:

- RGI eligibility policy
- Priority policy
- Asset Cap policy

Appendix 1: YHC Pet Application Form