

**Condo Smarts**

Headline: Problem Pets

Topic: Pets

Publication date: February 19, 2014

Publication: The Province

Written by: Tony Gioventu

---

**Dear Tony:** We have a pet and a pet tenant in our building who totally disregards our bylaws. Their dog runs down the hallways out of control, has been seen digging our lobby plants, and we suspect is responsible for the markings on the wall at the mail boxes. We also suspect this dog has never had a bath as the lingering odours are hideous. We have sent the tenant a number of notices, all of which have been ignored, and have tried talking to this person on a number of occasions and get a hostile response in return. Our bylaws give the council authority to remove the pet, but this seems rather severe. We're at the end of our leash, so to speak, and need some help dealing with this person.

*Jennifer Bradley*

**Dear Jennifer:** We all love our pets, but that doesn't give us the right in multi-family buildings to impose our pet lifestyle on other owners who are not pet owners, or on the common property, to the detriment of the strata corporation. A pet's behavior is a reflection of the pet owner's behavior, so your strata corporation will have to take some significant measures to remedy the problems. When a strata corporation is dealing with a tenant for bylaw violations, they must also address those same notices of complaint and bylaw enforcement issues with the owner/landlord of the strata lot. Eventually the owner/landlord will likely be responsible for the bylaw violations and enforcement costs if the tenant does not pay the amounts or resolve the problems. As a result, the landlord may have better success in dealing with their tenant. Each time the pet is in violation of the bylaws, the party witnessing the violation will be required to contact council so the incident can be documented and the tenant and owner

can be issued a notice of complaint. These may result in fines or other enforcement; however, it will be imperative that the strata corporation follow the procedures of bylaw enforcement accurately if you intend on pursuing the collection of the fines, or if necessary, the strata corporation considers a court application ordering compliance with the bylaws. The removal of a resident's pet is a serious matter and should only be considered as a last resort, and under the direction of your lawyer. Most owners and their pets behave incredibly well in strata communities, and the odd accident or breach of a bylaw can be quickly resolved by speaking directly with the pet owners; however, one irresponsible pet owner can seriously damage your community's feeling towards pets, so be proactive. Document each incident, notify the pet owner and landlord, and enforce your bylaws.

---

For more information on CHOA resources and benefits visit [www.choa.bc.ca](http://www.choa.bc.ca)  
or contact the office at 1-877-353-2462 or email [office@choa.bc.ca](mailto:office@choa.bc.ca).

**No part of this publication may be reproduced without the prior written permission of CHOA**

This publication contains general information only and is not intended as legal advice. Use of this publication is at your own risk. CHOA will not be liable to you or any other person for any loss or damage arising from, connected with or relating to the use of this publication or any information contained herein by you or any other person.