

# TREB: Do pets present a problem?

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It is estimated that the City of Toronto is home to as many as 250,000 dogs and 160,000 cats, and across Canada, more than half of all households include a furry, feathered or scaled friend, contributing to a multi-billion dollar a year pet industry in this country.

Given that studies have shown the average dog can achieve the intelligence of a two-year-old child, it's no small wonder that canines and other pets are seen as a member of the family in so many households. Your dear little Fido's presence isn't endearing to everyone though, and it's important to recognize this fact before you set out to buy or sell a home.

Letting your Realtor know ahead of time what kind of pet you have will help avoid any surprises down the road.

If you are planning to stake your claim in the Greater Toronto Area's booming condominium market, be sure that you're aware of a building's rules before making any firm commitments. Many condominium communities not only restrict the number of pets you can have but also their size, often limiting them to less than 30 pounds. As with every aspect of a transaction, it's essential that the specifics are documented, and in this case, you will find a condominium's pet restrictions noted in the rules that regulate the owners' living environment, which are outlined in its status certificate. Since the status certificate includes a number of other important details including utility and common-element fees, it's advisable to review this vital document. Even if you're leaning toward a freehold property, it's worth familiarizing yourself with local pet by-laws, which can vary significantly between municipalities.

When selling a property, make your home more saleable by eliminating fur and odour from your home. To provide for the best return on your investment, it's essential to keep the product that you're taking to market spotlessly clean, and to have a plan to relocate all four-legged family members quickly when the call for a showing comes. This also applies to your exotic pets.

For more strategies on making a seamless transition to your next home, talk to a Greater Toronto Realtor and for updates on the market visit [www.TorontoRealEstateBoard.com](http://www.TorontoRealEstateBoard.com).

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