



Rental Unit Pet Policy

As per the British Columbian government; “During a tenancy, the tenant must follow the rules set out in the tenancy agreement about pets. A landlord can restrict the size, kind and number of pets and can make other reasonable pet-related rules that the tenant must follow”.

This Agreement forms part of the current Tenancy Agreement between the landlord and the tenant. Failure by the tenant to comply with any of the following terms and conditions will be considered a breach of a material term of that Tenancy Agreement and may result in the Landlord requiring the tenant to permanently remove the pet(s) from the residential property and/or issuing a Notice to End a Residential Tenancy.

1. The tenant may have the following described pet(s) in the tenant’s rental unit, subject to the terms and conditions within this Agreement and in accordance with clause 18 of the tenancy agreement. Should the tenant no longer own these pet(s), this Agreement automatically ends. In the event that the tenant acquires another pet, a new Agreement will be entered into.

Description of Pet(s) - species, breed(s) if known, name, color(s), age, permanent ID #:

2. The Landlord will not approve any dog over 45 lbs., more than one dog over 20 lbs., more than two dogs under 20 lbs. each, or more than two cats. Pitbulls, German Shepherds and Rottweilers will not be approved and are not permitted in the premises or elsewhere in the building, building grounds or building facilities. Registered service dogs are an exception. The Landlord reserves the right to restrict other breeds of animals from time to time, provided that such restrictions will not apply to previously approved pets/animals.

3. All pet(s) must be licensed or registered annually in accordance with any existing municipal bylaw.

4. All dogs and cats must have permanent identification in the form of a tattoo or microchip.

5. Pet(s) must be on a leash and under control or in a secure cage at all times when outside of the tenant’s rental unit and in building common areas.

6. The tenant will pick up any and all their pets’ waste immediately from any area on the residential property, including any area considered part of the tenant’s rental unit.

7. Pursuant to clause 18 of the Tenancy Agreement, the tenant is responsible for any and all damages caused by the pet(s). This includes, but is not limited to, damage to the walls, floors, carpets, linoleum, bathtub, drapes/blinds, patio or balcony.

8. The tenant will maintain a regular flea control and vaccination program appropriate to the type of pet. Should flea infestation from these pet(s) occur in the rental unit or on the residential property, the landlord may require the tenant to have the carpets shampooed and the rental unit de-fleaed at any time. Failure by the tenant to act promptly on the landlord's request will be a breach of this Agreement. Should flea infestation attributable to the tenant's pet(s) occur subsequent to the tenancy, the landlord may seek compensation from the tenant for the subsequent flea removal treatment.

9. The tenant will act in accordance with the municipal noise bylaw. If the tenant's pet is disturbing the quiet enjoyment of others, the tenant will remediate the problem through work with a pet trainer, behaviourist, daycare, or sitter/walker.

10. The tenant must ensure that all pet(s) are kept well-groomed, in particular that the nails of dogs and cats are kept trimmed to potential limit noise and damage related to pacing and scratching.

11. The pet(s) must not be left in the rental unit if the tenant will be absent from the rental unit for an extended period of time. If the pet(s) are left in the care of an alternate caregiver in the unit, the name and telephone number for the caregiver must be provided to the landlord or property manager.

12. Prohibited or restricted exotic animals, as defined by the B.C. Wildlife Act Controlled Alien Species Regulation are not permitted as pets.

Tenant Signature:

Date:

Property Manager Signature:

Date:
