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Rustic Luxury Pet Policy and Animal Information Sheet

This Agreement will form part of the 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.

The purpose of this pet policy is to ensure that safe and sanitary surroundings are provided for all tenants, visitors, and manager, to protect the physical integrity of the property, and to protect and provide for the well-being of the animal.

Permission must be obtained **before** an animal is brought into the rented property.

Failure to obtain permission may result in management requesting the animal be removed.

Permission to keep a pet is granted at the sole discretion of management and will be based in part on the pet's own merit, as well as the merit of each tenant and the tenant's ability to maintain proper control over their animal(s).

1. All dogs and cats must be spayed or neutered and up to date with all vaccinations. Animals kept for breeding purposes will not be permitted.
2. All pet(s) must be licensed or registered annually in accordance with any existing municipal bylaws, and specifically the Village of Valemount Animal Bylaw No. 700, 2013.
3. All cats and dogs should wear a collar with identification tags that indicate the pet's name, the tenant's name and the tenant's address and telephone number. Tenant will provide management with a current photo of any animal in their tenancy.
4. Aggressive animals, exotic pets, or any poisonous or venomous pets will not be permitted. Large water-filled aquariums are not permitted.
5. Dogs may not be tied or tethered to the property under any circumstances. Dogs must be kept in a secure enclosure (i.e. suitably fenced, dog run, appropriately sized kennel) in the absence of the pet owner.
 - a. Dogs must be kept inside the home from dusk until dawn. Dogs are not allowed to be kenneled outside at night.
 - b. Kennels are not to be used during extreme weather conditions. Pets must be kept inside the home for protection.
 - c. Animals must have appropriate protection from the elements including a shaded/insulated and ventilated space, clean water source and effective bedding material.
6. Cats must not be allowed to wander off of the rental property. Loose animals are at risk for injury and for causing damage at neighboring properties.
7. Tenant is responsible for keeping all areas where pet is housed clean, safe, and free of parasites. Dog owners must pick up and dispose of all dog waste on property.
8. 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, laundry appliances, drains, drapes/blinds, and includes pet odours.
9. 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 manager.
10. Description of Pet(s): Species (ie: dog/cat); Breed (if known); Pet's Name; Colours/Markings; Age; License ID #:

Tenant Signature _____ Date: _____
Property Manager Signature: _____ Date: _____