



## **Rental Unit Pet Policy and Agreement**

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. 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 (ie: dog/cat); Breed (if known); Pet's Name; Colours/Markings; Age; License ID #:

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2. 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.
3. All dogs and cats must be spayed or neutered. A copy of a document certifying this must be provided as part of this agreement. If there is an age or medical reason the pet(s) cannot be neutered or spayed, a written explanation by a veterinarian is required as part of this agreement.
4. 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.
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 the pets' waste immediately from any area on the residential property, including any area considered part of the tenant's rental unit.
7. 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, and includes pet odours.
8. 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 immediately.
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 landlord or property manager.
10. Prohibited or restricted exotic animals, as defined by the B.C. Wildlife Act Controlled Alien Species Regulation or Village of Valemount Animal Bylaw No. 700, 2013 are not permitted as pets.

Tenant Signature \_\_\_\_\_ Date: \_\_\_\_\_

Property Manager Signature: \_\_\_\_\_ Date: \_\_\_\_\_