

101 Elm Street, Valemount BC
Hartman's Trailer Park Pet Policy - 2018

1. Any tenant wishing to bring pets onto the above-named property must read, understand, and abide by the rules outlined in this Policy, the primary purpose of which is to ensure that safe and sanitary surroundings are provided for all tenants, visitors, and management, to protect the physical integrity of the property, and to protect and provide for the well-being of the pets themselves.
2. Tenant must register all dogs with property management. **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 it. Permission **must** be obtained **before** a dog is allowed to reside with a tenant in the park. Failure to obtain permission will result in management requesting the dog be removed from the park. A tenant is expected to update management if they no longer own the registered dog.

Types of Pets

3. The term "pet" refers to a domesticated species and genus of animal commonly recognized as a household pet: cats and dogs.
4. Assistive animals that provide aid, service and support to a disabled person are not considered pets and are not limited by this Policy. However, they must be registered with management.
5. Vicious pets, aggressive dog breeds (i.e.: Pit bulls, Rottweilers), exotic pets or any poisonous or venomous pets will not be permitted.
6. Pets may not be kept or bred for commercial purposes while on the property. All pets (dogs & cats) should be spayed or neutered.
7. Unauthorized pets will not be allowed on the property even on a temporary basis.
8. The maximum number of pets allowed for each trailer is two (2). Assistive animals will be counted toward the maximum number of pets allowed.

Restrictions

9. All dogs must be restrained by a leash when in the common areas or on the grounds. Dogs may not be tied or tethered to the property under any circumstances. Dogs must be secured inside the tenant's trailer, or kept in a secure enclosure in the yard area of the rental site (i.e. / kennel, dog run) in the absence of the pet owner.
 - a. Dogs must be kept inside the owner's trailer from dusk until dawn. Dogs are not allowed to be kenneled outside at night. This rule is in place to ensure dogs do not bark at night and disturb other tenants of the park.

- b. All kennels must be shielded appropriately from the view of other tenants.
 - c. Kennels are **not** to be used during extreme weather conditions (heat/cold). Pets must be kept in the owner's home for protection. Pets left out in extreme conditions will not be tolerated and will result in immediate action to include warning letters and pet removal.
10. 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.
11. All dogs must be licensed in accordance with all applicable ordinances of the local municipality and must display a current license tag on their collar.
12. All cats and dogs must have current rabies and distemper vaccinations. Mistreatment, abuse, or neglect of any pet will not be tolerated.

Condition of Property

13. Tenant is responsible for keeping all areas where pet is housed clean, safe, and free of parasites, including fleas. Dog owners must immediately pick up and dispose of all dog waste deposited on property.

Complaints and Warnings

14. Tenant is responsible for keeping pet from disturbing other tenants or becoming a nuisance. Nuisance may include chronic noise that disturbs other tenants; failure to properly dispose of pet wastes; and unleashed or unattended pets.
15. Complaints regarding failure to comply with this Policy must be made in a timely a manner. If the complaint is determined to be valid, management will issue a warning to the tenant who must immediately remedy the situation.
16. A tenant who fails to remedy the situation after two warnings will receive a 7-day notice to remove the pet. Threatening behavior, animal bites or attacks by a pet will constitute grounds for immediate removal. If the tenant fails to remove the pet after receiving notice to do so, tenant will be in breach of the pet policy and may be evicted.

Damages and Fees

17. Tenant is responsible for and must immediately pay for the cost of all damages or injuries caused by his/her pet.