

# Edmonton's Best Landlord

## PET AGREEMENT

1. Tenants agree that they have completed the Pet Application Form and assume *COMPLETE* responsibility for their pet(s) at *ALL* times while on the property.
2. Tenants agree and understand that they must immediately keep the property/complex area free and clear of all animal excrement and must not permit pet(s) to roam freely around the property/complex.
3. Tenants agree that approval is completely at the discretion of the Landlord and/or Condo Corporation (if applicable).
4. Tenants agree to pay a \$200 non-refundable Pet Application Processing Fee. This Pet Application Processing Fee is required **FOR EACH PET** on the application.
5. Tenants agree that \$25 per month per pet will be added to the monthly rent.
6. Tenants agree that a clear colour photo of each pet **MUST** be included with your application.
7. Tenants agree that the Pet Application Form must be **COMPLETELY** filled out. Failure to do so will result in the application being automatically declined.
8. Tenants agree that **ONLY** the approved pet(s) named on the Pet Application Form are permitted on the premises.
9. **Pitbulls, Rottweilers, or any mixed breed of dog that is part Pitbull or Rottweiler are NOT permitted under ANY circumstance. Tenants found to be in possession of such an animal will considered to be in immediate breach of lease and the tenancy will be terminated IMMEDIATELY.**
10. Tenants agree that there is no exception for looking after someone else's pet (ie - pet sitting) nor are pet substitutions allowed.
11. Tenants agree that being in possession of pets without prior written approval from the Landlord and/or Condo Corporation may constitute being in breach of lease.
12. Tenants agree that being in possession of pets other than those named in the lease may constitute being in breach of lease.
13. Tenants agree that non-compliance with this Pet Policy may constitute being in breach of lease.
14. Tenants agree that should pets exceed the size/weight listed on the Pet Application Form, the Tenants may be found in breach of lease.
15. Tenants agree that being in breach of lease can lead to commencement of the eviction process. Be advised that there is a filing fee charged by the Alberta government to commence this process. If after third-party dispute resolution, the Tenants are in fact to be found in breach of lease, the Tenants may be forced to leave the premises, pay Pet Application Processing Fees, pet rent, and any other monies owing as well as be required to pay the filing fee. Should the Tenants comply with the Pet Policy AFTER the eviction process has been initiated but BEFORE attending third-party dispute resolution, the Tenants will have the filing fee billed back to them. Failure to pay this fee starts the eviction process again.
16. Tenants agree that all rules and policies in the lease **MUST** be adhered to.
17. Tenants agree that all bylaws, rules and policies of the Condo Corporation **MUST** be adhered to (if applicable).
18. Tenants agree that the bylaws, rules and policies of the Condo Corporation may supersede those found in the lease (if applicable).
19. Tenants agree that **ALL** Pet Agreements **MUST** be in writing in an agreement separate to the lease.
20. Tenants agree that **ALL** Pet Agreements **MUST** be in writing and be approved by the Landlord and the Condo Corporation (if applicable).
21. Tenants agree that the Landlord(s) and Condo Corporation each reserve the right to make changes to any and all pet policies without notice. Tenants will be notified in writing of any changes to this policy. Tenants agree that they are solely responsible for the maintenance of the above described pet, and agree to keep their pet under control at all times.
22. Tenants agree to keep their pet restrained, but not tethered, when it is outside their dwelling.
23. Tenants agree to adhere to local ordinances, including leash and licensing requirements.
24. Tenants agree not to leave their pet unattended for unreasonable periods.
25. Tenants agree to clean up after their pet and to dispose of their pet's waste properly and quickly.
26. Tenants agree not to leave food or water for their pet or any other animal outside their dwelling where it may attract other animals.

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27. Tenants agree to keep their pet from being unnecessarily noisy or aggressive and causing any annoyance or discomfort to others and will remedy immediately any complaints made through the owners or manager.
28. Tenants agree to provide their pet with an identification tag that the pet will wear at all times on the premises.
29. Tenants agree not to breed or allow the pet to reproduce. If this should occur, the pet's offspring must be placed within four weeks of birth.
30. Tenants agree to immediately pay for any damage, loss, or expense caused by their pet(s).
31. Tenants agree to pay for pest infestation services resulting from pets allowed in the property by tenant after termination of occupancy
32. Tenants agree that the Landlord(s) and/or Condo Corporation reserve the right to revoke permission to keep the pet should the Tenants break this agreement. Tenants will be given three (3) days to remove the pet from the premises.
33. Any animals on the property not registered under this Pet Agreement will be presumed to be strays and will be disposed of according to law, at the option of the Landlord(s).
34. If any clause of this agreement is determined to be illegal, invalid or unenforceable by any court of competent jurisdiction, the intention of the parties is that the remaining clauses of this agreement shall not be affected and shall remain in full force and effect. Any failure of the Landlord to enforce any of the provisions or restrictions herein contained shall in no way be deemed a waiver of the right to do so thereafter or to insist upon strict compliance with the terms hereof.
35. Whenever the singular number of masculine gender is used in this agreement the same shall be construed as including the plural and feminine and neuter respectively where the fact or context so required.

**I/We have read and understand the above policy. I/We also understand that the lease agreement or Condo Corporation's bylaws may supersede this pet agreement and agree to comply with instructions or rulings from the Condo Corporation concerning my/our pet(s).**

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*Tenant Signature*

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*Tenant Signature*

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*Date*

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*Date*