



## **Pet Policy**

This policy clarifies the circumstances under which tenants are permitted to keep pets at Bridge Creek Properties and the rules regarding pet ownership.

Any tenant who keeps a pet must comply with these rules and no tenant may keep an animal on the residential premises or residential property except as specifically permitted by these rules. These rules, as amended from time to time, form part of the tenancy agreement for Bridge Creek Properties.

Pets are generally not permitted at Bridge Creek Properties apart from the following exceptions:

- 1) a tenant with a disability that requires, as a result of the disability, the assistance of a guide or service dog (that is certified as a guide dog or a service dog by the Registrar of Guide Dogs and Service Dogs under the *Guide Dog and Service Dog Act* (British Columbia)) for daily living may have a guide or service dog.
- 2) RCHS may also allow a tenant to keep a therapy or emotional support animal if the tenant provides to the society medical or psychological evidence to the satisfaction of the society that the therapy or emotional support animal is required for the tenant's care and health.
- 3) A tenant must not keep more than one cat or one dog and must not keep both a cat and a dog.

### **REGISTRATION OF PETS**

1. Prior to keeping a pet for which written approval is required, a tenant must apply to RCHS for registration. This application must include:
  - a) a letter from physician indicating the need for a pet;
  - b) a description sufficient to identify the pet;
  - c) the name, address and telephone number of the pet's veterinarian;
  - d) the name, address and telephone number of an emergency contact person who will care for the pet whenever the tenant is unable to do so;
  - e) proof (Veterinarian's stamp) that the pet has been spayed or neutered;
  - f) a photo of the pet.
2. RCHS may refuse an application to register a cat or dog if:

- a) Keeping the cat or dog will pose a serious threat to the health and safety of staff or of other tenants; or
  - b) The tenant fails to provide all information required by these rules.
3. In the event the tenant is hospitalized, the emergency contact person shall be allowed access to the tenant's suite to take away and care for the pet.
4. Any tenant who keeps a registered pet will immediately advise RCHS of any changes in the information provided.

#### RULES GOVERNING PETS

5. A tenant must:
  - a) ensure that the tenant's dog is restrained on a leash when passing through common areas of the residential property;
  - b) not chain or leave any cat or dog unattended anywhere within the residential property other than within the tenant's suite;
  - c) immediately remove all waste deposited by the tenant's pet on common areas of the residential property;
  - d) ensure that all litter (including waste) from the tenant's pet is bagged and placed directly in garbage bins and not placed in garbage chutes or toilets;
  - e) take sufficient and timely action to remove any infestation of fleas, lice, ticks or other external parasites from the tenant's pet and the residential premises. RCHS may undertake to have the premises treated by a professional pest control company and charge back all costs to the tenant;
  - f) Keep the premises reasonably clean from any pet hair, urine, faeces, litter or any other pet related items.
6. When RCHS staff are required to enter the residential premises for maintenance work or otherwise (unless in an emergency), the tenant must either remove the cat or dog from the residential premises or remain in the residential premises and keep the cat or dog under control at all times.
7. Subject to the requirements of the *Residential Tenancy Act*, RCHS staff are entitled to enter any residential premises where a tenant keeps a pet to inspect the residential premises and determine whether the tenant is complying with these rules.
8. A tenant keeping a pet must comply with all applicable municipal bylaws. Where these rules conflict with any municipal bylaw, the bylaw will govern.
9. Tenants are not permitted to provide temporary pet sitting services.
10. Visitors and guests are not permitted to bring pets into the residential premises or residential property unless they have prior written permission from RCHS.

#### REMOVAL OF PET

11. RCHS may require a tenant to remove a pet from the residential premises and residential property or RCHS may end the tenancy agreement if:
  - i. the tenant breaches these rules or fails to care for the pet; or

- ii. the tenant fails to rectify an infestation of fleas, lice, ticks or other external parasites; or
- iii. the pet causes noises or obnoxious odours which disturb other tenants;
- iv. The pet causes a health hazard to other tenants;
- v. The pet urinates or defecates anywhere within the building (other than within the residential premises), within any cultivated flower or vegetable garden; or
- vi. The pet bites, claws, aggressively pursues or otherwise harms any person or pet.

LIABILITY OF TENANT

- 12. The tenant is liable for any damage done to the residential premises, the common areas of the residential property or to other residential premises within a building, or harm done to persons caused by the tenant's pet or pet belonging to a guest of the tenant.
- 13. The tenant further agrees to be responsible for any and all claims, either property or bodily injury, that may arise during the rental agreement of said property and the pet ownership. The tenant agrees to hold the Society harmless and defend the Society in the event of any litigation that arises from this pet ownership agreement. This agreement is an addition to any previous entered rental agreements.

I, \_\_\_\_\_, hereby acknowledge receipt of a copy of these PET OWNERSHIP RULES and agree to comply with same.

\_\_\_\_\_  
TENANT SIGNATURE

\_\_\_\_\_  
DATE

Property address: \_\_\_\_\_