



The Foundation for Interdisciplinary Research & Education Promoting Animal Welfare
FIREPAW, Inc. * www.firepaw.org

Tenant Pet Agreement

Complex/Owner's Name/Address:

I/we the Tenant(s) _____ on Date _____ hereby agree to the following terms and conditions set forth in this agreement by Rental Property Owner _____ for the rental property located at Unit # _____ Street Address _____, City/Town of _____ in the State of _____. For the purposes of this document, "Pet" means any domesticated animal as permitted in the attached Pet Policy which is possessed, harbored, kept or fed by the tenant(s).

- Only pets approved by the rental property owner or manager are permitted to reside in the rental unit.
- All tenants shall complete a pet application. Pet-related references will be contacted.
- All tenants shall provide a pet resume and photo of their animal(s).
- All tenants shall read and understand the "How to be a Good Tenant-with-Animals" booklet provided.
- Tenants are liable for any damage done to the residential premises, the grounds, the common areas of any building on the property or premises within a building or physical harm done to persons caused by a pet kept by the tenant or pet(s) of the tenant's guest(s).
- The landlord shall not be required to do maintenance work within the residential premises occupied by a cat or dog unless the tenant is present while the work is done on these premises or the landlord and tenant agree to the contrary.

- Optional: Landlord check here if applicable: _____. If allowed by state and local law the tenant will be required to remit a refundable pet deposit in the amount of \$ _____ in addition to the traditional security deposit. Said pet deposit will be used solely to cover any damage caused by tenant's pets.
- Standard security deposit (or portions thereof) may also be held for pet –related damages if said damages exceed the amount of the “pet deposit”
- Optional: Landlord check here if applicable: _____. If allowed by state and local law the tenant will be required to remit a monthly pet rental fee in the amount of \$ _____. Said extra monthly rent will be used to defray the costs of insurance and other charges associated with permitting pets in these premises.
- All cats, dogs, rabbits (and other animals where applicable) must be spayed or neutered. Written proof from a veterinarian is required.
- Tenants with animals too old or sick to undergo spay-neuter surgery are required to provide written certification stating such from a veterinarian.
- All dogs (and in regions where applicable, cats) must be licensed. Written proof is required.
- All dogs and cats must be current with rabies vaccinations. Written proof is required.
- All dogs and cats must be protected from fleas.
- Cats must be kept indoors at all times unless harnessed.
- Cats who still have their claws should have a scratching post.
- Dogs must be leashed at all times when outdoors.
- Caged animals (gerbils, rats, etc.) must remain in their cages when not supervised.
- Dogs and cats must never be tethered, chained or left alone outside unattended.
- All dogs and cats must wear an ID tag at all times with the tenant's current address & telephone number
- Disposal of waste: Dogs. Waste must be removed immediately from outdoor areas.
- Dogs should be walked only in designated areas.
- Disposal of waste: Cats, gerbils, rabbits, and other rodents. Used litter must be double-bagged and disposed of in the garbage receptacles. Litter should never be thrown in to the toilet or garbage disposal.

- Litter should be emptied daily and changed regularly.
- Where applicable, tenants with pets must use "pet only" designated washers and dryers.
- Pet "accidents" both inside and outside the rental unit must be cleaned immediately and thoroughly to remove all stains and odors.
- Dogs with a past history of being vicious or dangerous are prohibited. A vicious or dangerous dog shall mean any dog with a known propensity, tendency or disposition to attack other domestic animals or humans without provocation.
- Dogs prohibited by the landlord's insurance company are not permitted. These dogs include: _____; _____; _____; _____; _____.
- Tenants will try in earnest and good faith to resolve any disputes with neighbors concerning their pets. If tenant is unable to resolve the problem on his/her own, tenant agrees to retain the services of a pet trainer, veterinarian or some other professional to rectify the problematic behavior of the pet. In the event that tenants are unable to settle pet-related disputes, tenant will agree to the use of a local mediator. Tenant further agrees to pay the cost of retaining said mediator or conflict resolution negotiator.
- Tenant will have a prearranged agreement for someone to come in to their premises to care for their pets when tenant unexpectedly needs to be away longer than normal.
- Tenant agrees not to abandon animal(s) when vacating premises. Abandonment of animals may cause forfeiture of pet deposit.
- Tenant will make appropriate arrangements for the care of the pet when tenant needs to be out of town. Animals must never be left alone in the rental unit for extended periods of time without a pet-sitter or someone else regularly attending to them!

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The rental property owner may require a tenant to remove a pet from the premises and property or terminate the lease/tenancy agreement where:

- The tenant is in material breach of this agreement
- The tenant repeatedly fails to care for the pet
- The tenant has a pet different from the one the landlord was notified of
- After repeated warnings, the pet continues to cause uncontrollable noise that repeatedly disturbs other tenants
- The pet generates obnoxious odors despite warnings to tenant
- The pet continues (after warnings to the tenant) to urinate or defecate anywhere within a building (other than within the premises), within any cultivated flower or vegetable garden or within any child's play area on the property
- The pet is repeatedly left unattended on the property, elsewhere than on the premises

- The pet continues to enter (after warnings to the tenant) areas of the property where entry by pets is prohibited
- The pet is found to cause a health hazard to other tenants
- The pet has bitten, clawed or otherwise caused a significant injury requiring medical treatment to any person or their pet
- The pet repeatedly shows patterns of aggression that leaves other residents with a reasonable fear for the safety of themselves or their animals
- The pet is infested with fleas and tenant does nothing to correct it after receiving a warning

*Where these terms conflict with any municipal by-laws the latter shall apply.*

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I/we accept the terms of this agreement.

Tenant Name (Please Print): _____ Date: _____
 Signature: _____

Tenant Name (Please Print): _____ Date: _____
 Signature: _____

Tenant Name (Please Print): _____ Date: _____
 Signature: _____

Tenant Name (Please Print): _____ Date: _____
 Signature: _____

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Representative of Rental Property:

Name (Please print): \_\_\_\_\_ Date: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Signature: \_\_\_\_\_