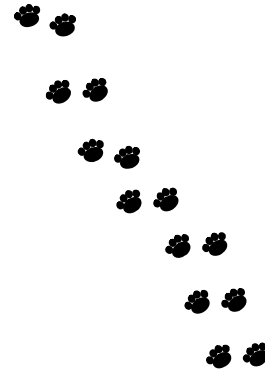




## Chapter Five



# **Educating tenants about their role in maintaining a great pet-friendly rental experience**

Renters with companion animals are a special group. Even when they pay their rent on time and make sure they are responsible pet owner-guardians they still often need to be educated when it comes to keeping pets in rental housing. Despite the potential for pet-related difficulties, as this chapter will show, there *is* good news. This chapter teaches landlords everything they need to know about how to educate their tenants about their role in maintaining a positive pet-friendly rental experience for themselves, their neighbors and their pets. Drawn from FIREPAW's Companion Animal Renters Program [CARP] segment for tenants this chapter walks readers through the reasons why it is crucial that they teach tenants how to play an active role in working with their rental property managers, neighbors and their pets in order to maintain their residence in good standing with rental property owners and managers, neighbors and the community at large.

This chapter goes on to offer landlords practical, tried-and-true techniques, tips and strategies to educate their tenants with pets how to maximize their attractiveness as tenants and to assist them in the process of maintaining conflict-free, happy and fulfilling housing arrangements for themselves, their neighbors, their landlords and their animals. The chapter explains the importance of landlords requiring a Pet Resume and then offers samples for landlords to know what to ask for and expect as well as to offer to prospective tenants applying for their rentals. The chapter goes on to teach landlords about explaining to tenants why they should be prepared to pay either a pet deposit or higher rent when they have companion animals. Following this the chapter teaches rental property owners the best methods for handling the key

factors affecting the rental scenario including the pet deposit and required extra rent, restrictions on the type, size and weight of animals permitted.

The chapter goes on to educate readers about the importance of teaching tenants how to live up to their responsibilities of being good pet owner-guardians. It also teaches rental property owners how to set boundaries and hold tenants accountable for the behavior of their animals. As the results from the FIREPAW Companion Animal Renters Study indicate, tenants with animals tend to be more loyal, renewing their leases and staying longer than tenants without pets. Tenants with animals also tend to have stronger bonds with their neighbors and the community in general. Overall, people with animals hold the potential for being perfect tenants. But that does not give tenants with animals carte blanche to behave in any way they want. This chapter concludes with a critical section containing the key items that will assure that readers' tenants with pets are active players in the pet-friendly experience.