



Regina
Humane
Society

Pet Friendly Housing

Renters Guide



MORE than a Shelter

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*Special thanks to the **BCSPCA** for making their Pet Friendly Housing handbooks available for our adaptation and use in creating this manual.*

Introduction

The Regina Humane Society (RHS) believes that if more landlords were aware of the significant benefits of pet-friendly housing, they would be more inclined to offer it. Rental housing that welcomes all pets, regardless of breed or size, is extremely scarce in our community. Pet friendly properties often exclude certain breeds, and may set strict limits on a pet's weight and size. As many as 75% of renters have pets, so it's no surprise that difficulty finding and keeping rental housing is a common reason pets are surrendered to shelters and rescues each year. We believe that people should never have to choose between their home and their pet and local sheltering organizations shouldn't bear the burden of unfounded or overly restrictive pet policies. While "pet friendly" policies are a good start, we would like to see these eventually evolve into "pets are welcome" policies, regardless of breed or size.

The decision to allow pets, and what types of pets, is a complex process with many players including property owners, landlords or managers and renters. Many have accepted the industry definition of "pet friendly" and believe that restrictive or no pet policies are necessary for a safe, profitable property.

The RHS recognizes both the need for pet-friendly housing and for responsible tenants who acknowledge the privilege of having pets in their homes. By working cooperatively with landlords and tenants to increase pet friendly housing options, we can increase the number of people who adopt and retain pets - and move one step closer to becoming a lifesaving community. This will stop the flow of animals being surrendered or abandoned due to housing related issues. To assist with this, we have created a toolkit to help renters prepare to find a new home and discuss options with current or new landlords.



Pet Friendly Housing Overview

The Problem

Each year in Canada it is estimated that hundreds of thousands of companion animals enter shelters. More than 1/3 of animals surrendered to shelters were surrendered due to housing issues including rental agreements, landlord conflicts, pet restrictions and moving. In Regina, approximately 20% of surrenders are due to these issues. These numbers do not account for the hundreds of pets, often cats, which are abandoned in the streets or left behind by their previous owners who were unable to find suitable pet-friendly housing.

Truly pet-friendly housing is considerably limited in Regina. Landlords and strata (owner's corporations) can choose whether they will permit pets. They can also restrict the sizes, kinds or number of pets. Pet friendly housing with restrictions can often be so limiting that it can exclude half of the pet population very easily. Pet guardians may also face heavy competition for housing due to low vacancy rates.

The Regina Humane Society frequently receives calls from frustrated people unable to find a home to rent with their pet. Fortunately, there are steps that pet owners can take to help find suitable housing that includes their pets. Included in this manual are some tips and considerations for finding accommodation for you and your furry or feathered friend.

Many landlords are understandably nervous about renting to pet owners. After all, there are people who allow their pets to damage property, disturb neighbors and generally give pet-owning renters a bad name. But as it turns out, these tenants are the exception. It is vital for landlords to see that the overwhelming majority of pet owners are respectful of rental property and ensure their pets never become a nuisance – renters just like you!



Use the resources on these pages to show prospective landlords that you and your pet are exactly the kind of renters they want living on their property. And if you've done all you can to be a great pet-owning renter but still encounter problems, this information can help you diffuse conflict with your landlord while keeping your family intact.

***Note:** When dealing with any landlord-tenant issue, seek professional legal assistance. The materials provided here are for informational purposes only and do not constitute legal advice.

Benefits of Pet Friendly Housing

One major advantage to landlords offering pet-friendly housing is increased rental income. People with pets will pay more for housing: units that limit the type or size of pets tend to be cheaper than those without restrictions by \$100. Tenants with pets also stay longer — an average of 46 months, compared to 18 months for people without pets (source: FirePaw). This saves landlords from having to spend time and money finding new, reliable tenants. Data from this study also indicates there is no difference in damage between tenants with and without pets. Pet owners, statistically, do no more damage to rental units than non-pet owners and only 10% of renters have ever lost a security deposit due to a pet (source: rent.com).

Pet ownership continues to rise and so do the number of renters with pets. This means the pool of renters who own pets is going to continue to increase and properties that arbitrarily restrict pet ownership will be missing out on the majority of highly qualified renters.

Another direct benefit is increased security, as pet guardians are the eyes and ears of the neighborhood during late-night and early-morning dog walks. A dog often stays behind to protect the home when his or her guardian isn't there.

Companion animals have even greater benefits to society at large. The human-animal bond is a mutually beneficial and dynamic relationship between people and animals that is influenced by behaviors that are essential to the health and well-being of both. This includes, but is not limited to, emotional, psychological, and physical interactions of people, animals and the environment. Human-animal interactions also have profound physiological consequences including a decrease in blood pressure, reduced anxiety and a general sense of well-being. They assist children with development of language skills, empathy, responsibility and self-esteem. Studies have also shown that companion animals help reduce feelings of loneliness, anxiety and stress. People in the presence of animals are often perceived to be more happy and healthy. In a 2014 survey, 75% of non-pet owners said they either enjoy, or are not bothered by, the idea of living in a building with pets (source:apartments.com).

Pet resumes and references are useful tools for screening tenants with pets and can be requested from landlords considering a tenant with a pet.

Even if a landlord advertises “no pets” or has pet restrictions, some may make exceptions. It is worth a friendly inquiry over the phone or in person.



Pet Restrictions

While many pet-friendly rentals are wonderful, some impose pet restrictions on breed and/or size which sometimes are not very “friendly”. Our goal is to change how the general public as a whole views restrictive pet policies and convince property owners that it’s not only in their financial interest to change, but in the community’s best interest as well.

For example, it is estimated that 50% of all owned dogs weigh more than 25 lbs., and the majority are mixed breeds. Typical breed and size restrictions can immediately exclude half of the dog-owning population from consideration as potential tenants.

There is no scientific basis that any breed of dog is more “dangerous” or “aggressive” than another and policies that restrict dogs based on appearance do nothing to reduce bites or enhance safety.

There is no such thing as an “apartment-sized dog”. Some large dogs are quiet couch potatoes, while some small dogs are high energy and vocal. This makes size restrictions arbitrary and counter-productive. It makes more sense to make a decision based on each pet individually, based upon the pet’s energy level, exercise requirements, age and temperament. Larger pets don’t cause more damage, and in fact, pet owning renters do no more damage than those without pets.

A common myth is that allowing more than one pet will create problems. In some cases, a second pet may make life easier all around. Most companion animals are social beings and companionship is one of their highest priorities. A playmate helps to alleviate boredom and separation anxiety.

Welcoming All Pets Is Good For Business

- Increases rental profits
- Expands the pool of potential renters
- Increases retention rates
- Increases occupancy rates
- No increases in property damage
- Saves time and money in advertising
- Generates a positive public image



Owner's Rights: Pet Deposits and Evictions

Landlords may have additional charges for tenants who have pets:

- Additional rent by way of a one-time pet fee or a monthly pet fee, or both; and
- A deposit that is part of the security deposit and refundable at the end of a tenancy.

If the landlord specifies that the pet fee is “non-refundable”, the fee is not part of a security deposit. If there is any lack of clarity in the lease, money paid by a tenant to have a pet may be interpreted to be a refundable deposit. If the total of the pet deposit and security deposit exceeds one month's rent, the amount in excess is immediately refundable to the tenant and may be deducted from rent by the tenant.

At the end of the tenancy, damages caused by the pet may be offset against the pet fee, but the landlord is not required to return any part of the pet fee, even if the damages are less than the amount of the fee. Damages in excess of the pet fee may be claimed against the security deposit, and against the tenant, if the damages exceed the amount of the security deposit. Some pet insurance companies may have third-party property damage coverage.

A landlord may require an additional pet policy as an addendum to the rental agreement. This package contains a pet policy that can be used to promote responsible guardianship and prevent potential conflicts during the tenancy.

A landlord may give proper notice to end a tenancy for any of the reasons allowed by The Residential Tenancies Act, 2006. The notice period is one month for most types of evictions. Please see the specific sections in the Act for details. The landlord must state the reason for eviction on the Notice to Vacate. Except for Form 7, the Notice to Vacate includes a dispute notice for the tenant to dispute the reason for eviction. If the eviction is disputed by the tenant within 15 days, and the landlord wants to pursue eviction, the landlord must apply for an order for possession using the Application for Claim under The Residential Tenancies Act, 2006 and prove their grounds for eviction at a hearing before a hearing officer.

Tips to Finding (and Keeping) Pet Friendly Housing

1) Give it Time

Those of us who have pets and need to find a place to rent face a special challenge. If you know you're going to be looking for a new home for you and your pets, allow plenty of time for your search.

2) Show That You're a Responsible Pet Owner

Ensure your pet is clean, well-trained and well-behaved. It only stands to reason that responsible pet owners will be responsible tenants, and people who take great care of their pets are likely to take great care of their homes. Landlords who don't allow pets list fear of damage as their major concern. Encourage a potential landlord to meet you and your pet to alleviate any concerns.

3) Provide References

Letters from previous landlords, your veterinarian, pet sitters and neighbors will help demonstrate your level of responsibility and your pet's good behavior. Some pet owners prepare a résumé for their pet with a photo, license details, vaccination record, obedience training and spay/neuter information. Be sure to mention that your pet is housebroken or litter-trained, and include a statement about how your pet acts when home alone – or how it might act if the landlord needs to enter the suite.

4) Cite Recent Studies Showing Pet Owners Make Great Tenants

For instance, a 2005 study reports that tenants in pet-friendly units stay for an average of 46 months, compared to 18 months for tenants in units that don't allow pets. In addition, the vacancy rate for pet-friendly housing was found to be significantly lower than that for housing that prohibited pets.

5) Highlight the Benefit of Increased Security

Animals remain at home when their guardians are out which helps to increase the security of the building. Additionally, dog owners walking their dogs in early morning and late at night can notice any suspicious activity and report it. Pets can also help to break down barriers and get neighbors interacting with one another which also help to augment the security of a building or neighborhood.



6) Extra Costs

On average, pet-accepting accommodations charge higher rents and can require an additional pet damage deposit over and above the regular deposit required for new tenants. While this can make it attractive for landlords to allow pet-owners, it also means extra expenses for you. Make sure you factor this into your rental budget.

7) After You Move In

Once you have secured a place, make sure that you have written permission to have a pet. A verbal agreement between you and the landlord is not enough. Some security deposits are non-refundable, so you should discuss deposits or any other pet fees in advance. Again, get all the details in writing. Ask the landlord if he or she has written house rules for pets. If so, make sure the rules are realistic for you and your pets. Ask for a copy of the rules.

A lease that says “no pets allowed” should never be signed, even if other pets are seen on the property, or if a realtor, manager or landlord says it's OK. The only words that matter are the ones written in the lease. If the lease contains “no pets” language, be sure that it is replaced with language approving your pet(s), and both you and your landlord should initial any changes. Pet deposits or monthly fees (if any) should be specified in writing in the lease. Prior to signing, a pet deposit or monthly pet fee can be discussed with the landlord and negotiated. Keep a signed copy of the lease stored safely where it can be easily retrieved if needed.

Once you've found your rental accommodation, continue to be a responsible pet owner. Keep your pet groomed and on a leash whenever you're outside. Keep cats indoors. Ensure your pet is spayed or neutered and receives routine veterinary care. Have your pet micro chipped and wear identification. Adhere to all pet bylaws. Pick up after your pet and occasionally ask your neighbors if they hear any noise from your animal when you're not home. If they do, your pet may be bored or suffering from separation anxiety. See if you can adjust your schedule to come home during the day, or consider having someone check on your pet while you're out. If you're considerate of your neighbors, you will have a much better chance of enjoying a happy and lengthy tenancy period.

Remember that as a pet-owning renter, it's your responsibility to ensure that your pet is also a welcome addition to your apartment community. If you allow your pet to violate property rules, damage property, or make others uncomfortable, not only could you find yourself searching for a new home, you could actually ruin prospects for other pet owners interested in moving in.

8) How to Respond to a Pet Nuisance Complaint

Receiving a nuisance complaint about your pet can be scary, but there are effective ways to respond to one that may help resolve the situation. Here are tips to keep in mind.

- In a nuisance case, typically the burden of proof is on the landlord. This means that if the case goes to court, the landlord is typically responsible for proving that there is a nuisance issue. It's not the responsibility of the tenant to prove there is no nuisance issue. Every province will have a specific definition of "nuisance." A lawyer can tell you whether your landlord's claims against you meet that legal definition. Talk with an attorney for more specific information on what you would have to prove if your case went to court.
- Find and contact legal resources in your community to learn what qualifies as a "nuisance." "Nuisance" often means a repeated and ongoing pattern of conduct. One single, isolated incident may not qualify as a nuisance, even if your landlord claims it does.
- If you think that your pet is not really causing a nuisance ...
 - a) Speak with your neighbors (those who live directly next to you, across from you and above/below you) and explain the complaint you received. Ask them if they are willing to be contacted by the landlord to state that there is no nuisance issue.
 - b) Contact your landlord, either by phone or in writing, and explain that you have neighbors who will state that the nuisance complaint is not true.
 - c) If your landlord still says that there is a problem, ask your neighbors if they would be willing to go to court with you to state that there is no nuisance issue.
 - d) Find legal resources in your community and seek legal advice.
- If you think that there is a real nuisance complaint ...
 - a) Speak with your neighbors (those who live directly next to you, across from you and above/below you) and explain the complaint you received. If one of more of your neighbors states they believe there is a real nuisance, politely explain that you will be working on stopping the nuisance and thank them for their patience.
 - b) Try to fix the behavior causing the complaint. You may need to contact a veterinarian, behaviorist, trainer or animal shelter for assistance.

- c) Once the issue is fixed, ask your neighbors if they are willing to talk to the landlord to state that there is no longer a nuisance issue.
- d) If the problem continues, seek professional legal advice through legal resources in your community.

9) DO NOT:

- Move into “no pet” housing with your animals and expect to immediately overcome the rule or convince your landlord to waive the rule.
- Think you will get away with concealing your pets from your landlord.



Frequently Asked Questions

Q *May a landlord refuse to rent to a tenant who has pets?*

A Yes. pets are only permitted in the rental unit if pets are allowed in the tenancy agreement, or if the agreement does not address this issue.

Q *Who makes the decision to allow pets in rental housing?*

A Permission to keep a pet is granted at the landlord's discretion and is subject to the tenant's strict adherence to all aspects of the pet policy. A tenant who wishes to keep a pet will first need to obtain their landlord's approval.

Q *How can I get a landlord to say "yes" to me and my pet?*

A Some tools to give you a better chance of securing pet-friendly housing include: preparing a pet resume with references, obedience training certificates, veterinary medical insurance and photos. Many landlords will ask to meet your pet to have assurance of your ability to be a good caregiver. Some companies provide coverage for damage caused by pets and a letter demonstrating to landlords that a tenant is a responsible pet guardian (try searching for "veterinary medical insurance for renters" online). Approaching a potential landlord about pets can be difficult, but with the right set of tools and the story of your challenges in finding pet-friendly housing, landlords will be more likely to be compassionate to your circumstances.

Q *Can a landlord ask for a pet damage deposit?*

A Yes, a landlord may require a pet deposit when the tenant has a pet at the start of tenancy, or later when the tenant acquires a pet. Landlords may have additional charges for tenants who have pets:

- Additional rent by way of a one-time pet fee or a monthly pet fee, or both; and
- A deposit that is part of the security deposit and refundable at the end of a tenancy.

If the landlord specifies that the pet fee is "non-refundable", the fee is not part of a security deposit. If there is any lack of clarity in the lease, money paid by a tenant to have a pet may be interpreted to be a refundable deposit. If the total of the pet deposit and security deposit exceeds one month's rent, the amount in

excess is immediately refundable to the tenant and may be deducted from rent by the tenant.

At the end of the tenancy, damages caused by the pet may be offset against the pet fee, but the landlord is not required to return any part of the pet fee, even if the damages are less than the amount of the fee. Damages in excess of the pet fee may be claimed against the security deposit, and against the tenant, if the damages exceed the amount of the security deposit.

Q *What is the purpose of a pet damage deposit?*

A Pet deposits are used to repair any damage left by a pet at the end of a tenancy. At the end of the tenancy, damages caused by the pet may be offset against the pet fee, but the landlord is not required to return any part of the pet fee, even if the damages are less than the amount of the fee. Damages in excess of the pet fee may be claimed against the security deposit, and against the tenant, if the damages exceed the amount of the security deposit. Ensure that you do a thorough walk-through to assess whether there has been any damage caused by previous tenants' pets.

Q *How much can a landlord charge for a pet damage deposit?*

A The total security deposit, including any pet deposit, cannot exceed one month's rent.

Q *What if the tenancy agreement is silent on pets?*

A If a tenancy agreement does not address pets, the landlord cannot require a pet deposit.

Q *Can a landlord regularly inspect a pet-friendly unit?*

A Unless the tenant gives permission to enter, landlords must provide a Notice of Entry form 24 hours in advance and not more than seven days before they enter a rental unit. A Notice of Entry form must state:

- a reasonable purpose for entry;
- a maximum four-hour period between the hours of 8:00 a.m. - 8:00 p.m.;
- a date of entry - cannot be a Sunday or any other day of religious worship for the tenant.

Q *Can landlords restrict the size, kind or number of pets?*

A Yes, this should be outlined in the pet policy and will vary by landlord.

Q *Where can I find a list of pet-friendly accommodation in Regina?*

A Many housing search engines permit you to search for places that are pet friendly. Consider that even where online a landlord advertises no pets, they may be open to it if you provide a resume and references for your pet. Please also visit www.reginahumanesociety.ca to access the Regina Humane Society's Pet-Friendly listings.

Q *What to do I do when my landlord says my pet must leave?*

A As long as you follow your rental property's rules and take care to ensure your pet doesn't cause damage or become a nuisance to others, there should be no conflict between you and your landlord. But even the best pet owners sometimes encounter challenges that are beyond their control. If you have done all you can to be a great pet-owning renter but are still facing a threat of eviction from your landlord, it's important to know that you do have legal protections available that can help keep your family intact.

Review your lease. Typically if a lease does not mention pets at all, then you are allowed to have pets. Some communities and public housing authorities have laws and rules banning certain types of animals or breeds of dogs. Be sure to check if any local laws or rules are in effect, as these outweigh your lease. Contracts like leases cannot be changed without both sides agreeing, unless there is already language in the document that allows the change.

Your landlord cannot go into your apartment and remove a pet, or show up and force you or your pet out.

Landlords have to follow the law and go through a legal process to remove tenants or their pets. Generally the landlord cannot even enter the home without giving the tenant notice except in an emergency, unless the lease specifies otherwise.

Even if your lease does not allow pets, you may have a legal right to keep your pet. Your right to keep your pet may depend on local housing laws, the type of housing you live in, as well as the type of lease you have. This is why it is so important to find legal resources to assist you. Also, if your pet meets the legal qualifications of an assistance animal, you may have a legal right to keep your pet.

While not technically “tenants,” unit owners in co-ops and condominiums may also face pet-related housing issues. Co-op and condo boards have strictly defined rules they must follow to make any changes in pet policies or to remove unit owners. If your building’s pet policies have suddenly become restrictive or if you’ve received notices to remove a pet, it’s important to seek legal assistance to determine your rights.

If you are being faced with eviction or loss of your pet, seek help before you do anything drastic. There may be legal resources in your community to help you find answers to questions about your lease or about notices you have received from your landlord. These include nonprofit agencies whose services may be low cost or even free. You may be able to keep your housing and your pet, so do not panic.



Sample Rental Unit Pet Policy

This Agreement forms part of the current Tenancy Agreement between the landlord and the tenant. Failure by the tenant to comply with any of the following terms and conditions will be considered a breach of a material term of that Tenancy Agreement and may result in the Landlord requiring the tenant to permanently remove the pet(s) from the residential property and/or issuing a Notice to End a Residential Tenancy.

1. The tenant may have the following described pet(s) in the tenant's rental unit, subject to the terms and conditions within this Agreement and in accordance with the tenancy agreement. Should the tenant no longer own these pet(s), this Agreement automatically ends. In the event that the tenant acquires another pet, a new Agreement will be entered into.

Description of Pet(s) (*species, breed(s), name, color(s), age, permanent ID #*):

2. All dogs and cats must be spayed or neutered. A copy of a document certifying that these pet(s) are neutered or spayed must be provided to the Landlord. If there is an age or medical reason the pet(s) cannot be neutered or spayed, please provide explanation in writing by a veterinarian. Failure to do so within 14 days following the date below will nullify this Agreement and the tenant will not be permitted to keep these pet(s), pursuant to the Tenancy Agreement.
3. All pet(s) must be licensed or registered annually in accordance with any existing municipal bylaw.
4. All dogs and cats must have permanent identification in the form of a tattoo or microchip.
5. Pet(s) must be on a leash and under control or in a secure cage at all times when outside of the tenant's rental unit and in building common areas.
6. The tenant will pick up the pets' waste immediately from any area on the residential property, including any area considered part of the tenant's rental unit.
7. Pursuant to the Tenancy Agreement, the tenant is responsible for any and all damages caused by the pet(s). This includes, but is not limited to, damage to the walls, floors, carpets, linoleum, bathtub, drapes/blinds, patio or balcony.
8. The tenant will maintain a regular parasite control and vaccination program

appropriate to the type of pet. Should flea infestation from these pet(s) occur in the rental unit or on the residential property, the landlord may require the tenant to have the carpets shampooed and the rental unit de-fleaed at any time. Failure by the tenant to act promptly on the landlord's request will be a breach of this Agreement. Should flea infestation attributable to the tenant's pet(s) occur subsequent to the tenancy, the landlord may seek compensation from the tenant for the subsequent flea removal treatment.

9. The tenant will act in accordance with the municipal noise bylaw. If the tenant's pet is disturbing the quiet enjoyment of others, the tenant will remediate the problem through work with a pet trainer, behaviorist, daycare or sitter/walker.
10. The tenant must ensure that all pet(s) are kept well-groomed, in particular that the nails of dogs and cats are kept trimmed to potentially limit noise and damage related to pacing and scratching.
11. The pet(s) must not be left in the rental unit if the tenant will be absent from the rental unit for an extended period of time. If the pet(s) are left in the care of an alternate caregiver in the unit, the name and telephone number for the caregiver must be provided to the landlord or property manager.
12. Prohibited or restricted exotic animals, as defined by the Saskatchewan Captive Wildlife Regulations are not permitted as pets.

Tenant Signature _____ Date _____

Property Manager Signature _____ Date _____

****Note.** This Pet Policy is intended as a general guide to assist landlords and tenants develop and implement rules regarding pets in rental housing. Although this policy will accommodate the needs and concerns of most parties, we encourage you to expand or modify it to fit your individual circumstances.



**Regina
Humane
Society**

Dear property owner,

Each year at the Regina Humane Society, approximately 20% of pets are surrendered due to a lack of available pet-friendly housing. These numbers do not account for the thousands of pets, often cats, which are abandoned into the streets or left in the apartment by their previous owners who were unable to find more affordable pet friendly housing.

One major advantage to landlords offering pet-friendly housing is increased rental income. A 2003 study of 103 property owners and 120 tenants on the subject of Pet-Friendly Housing (FIREPAW, published in Anthrozoos) generated data that demonstrates a few key findings. People with pets will pay more for housing: units that limit the type or size of pets tend to be cheaper than those without restrictions by \$100. Tenants with pets also stay longer — an average of 46 months, compared to 18 months for people without pets. This saves landlords from having to spend time and money finding new, reliable tenants. Data from the FIREPAW study also indicates there is no difference in damage between tenants with and without pets.

Another direct benefit is increased security, as pet guardians are the eyes and ears of the neighborhood during late-night and early-morning dog walks. A dog often stays behind to protect the home when his or her guardian isn't there.

Pets also have proven physiological, psychological, and social benefits to humans. A review of the benefits produced by Paws SF in 2007 shows that dog ownership slows heart rates, decreases risk for cardiovascular disease, and decreases blood pressure. Studies also found increased dopamine and endorphins and decreased cortisol (a stress hormone) following time spent with a dog. Children who are introduced to pets at an early age have fewer allergies, asthma, and wheezing and less frequent illnesses. Subjects recovering from grieving who had pets reported lower medication use and less depression. Female pet-owners who have suffered physical abuse reported pets as an important source of emotional support.

These benefits affect people of all ages and from all walks of life, demonstrated by the reality that over 50% of the population has pets. Discriminating against a possible tenant based on their positive relationship with their pet creates additional stress for all involved. Conversely, when housing and community environments are supportive of animal ownership, it has been found that the human-animal relationship is strengthened (O'Haire, 2009).

MORE than a Shelter

Box 3143 Highway #6 North & Armour Road Regina, SK S4P 3G7
Phone: (306) 543-6363 • www.reginahumanesociety.ca

Will you consider helping end the pet-housing crisis by providing housing to a responsible pet guardian? With a pet policy in place, both the landlord and the tenant can reap the benefits of pet guardianship.

We recommend a pet policy to:

- Permit the same amount of pets as regulated by the municipality.
- Encourage pet guardians to spay or neuter their pets, as evidence has shown that this can reduce conflict and aggression.
- Mandate annual licensing with the municipality.
- Mandate permanent identification for cats and dogs.
- Require on leash in all common areas.
- Mandate all waste in common areas be immediately removed and the area cleaned.
- Ensure all damage is repaired by the tenant.
- Mandate vaccination and parasite control program appropriate to the type of pet.
- Ensure all noise issues are remediated by pet guardians providing their pets with regular exercise and the use of dog walkers or daycares for dogs who experience anxiety being left alone during the day.
- Mandate regular grooming and nail trimming to limit the sound of scratching on the floors.
- Ensure the information of a caregiver is available to the property owner should the guardian be away for an extended period of time.
- Prohibit exotic animals in line with Saskatchewan Captive Wildlife Regulations.

A sample pet policy is available at www.reginahumanesociety.ca

Animals in Regina and area shelters are relying on you to make the housing stock available so that they can have a long-lasting place to call home.

Please do not hesitate to contact us directly with any questions or concerns or to access our resources to make housing pets a positive experience for all involved. Thank you for doing your part to realize the positive benefits of pets and ensure their place in your community!

Kind regards,



Lisa Koch
Executive Director,
Regina Humane Society

Sample Pet Resume "Fluffy"

Tenant Information

Tenant Name: Libby Malone

Address: 1243 Paws St, Regina, SK S4S 1X1

Telephone: 306-123-3333

About Pet Tenant

Fluffy is a seven year old, 60 pound German shepherd mix that gets along well with other dogs.

Tenant References

Good Dog Training: 306-123-4444

Healthy Pet Vet: 306-123-5555

Mr. Former Landlord: 306-123-6666

Animal Information

About

Fluffy is a 60-pound, seven-year-old spayed female German shepherd mix who gets along well with other dogs and people. She is quiet, house-trained, and obedient. Fluffy is respectful of cats.

Education/Training

Fluffy knows both hand signals and verbal commands. She comes when she is called, walks well on a leash and has graduated from beginner and intermediate obedience classes. Copies of her certificates are attached.

Experience

Fluffy is a calm, well-adjusted dog that is used to being alone in a small apartment when her guardians are away at work. She only barks when she hears someone at the door or on occasions when there are fireworks in the vicinity.



Health

Fluffy takes allergy medication daily and flea prevention medication. Otherwise, she is in optimum health and goes for regular annual checkups with the veterinarian to ensure she is up to date on all her vaccinations, including rabies and kennel cough. Copies of her veterinary records are attached.

Grooming

Fluffy's breed requires that she is brushed regularly to prevent excess, uncontrollable shedding around the house. Fur that is removed is always neatly disposed of in the garbage.

Interest

Fluffy enjoys three walks a day during the week, and even more on weekends when her guardians can take her hiking or to the beach.

Special Achievements

Fluffy gives blood to help other animals in need and is a companion visitor at a local seniors' home. Fluffy's dog license is up to date and a copy is attached.

Other

Fluffy loves cheese!

Resume of _____

Tenant Information

Tenant Name: _____

Address: _____

Telephone: _____

About Tenant

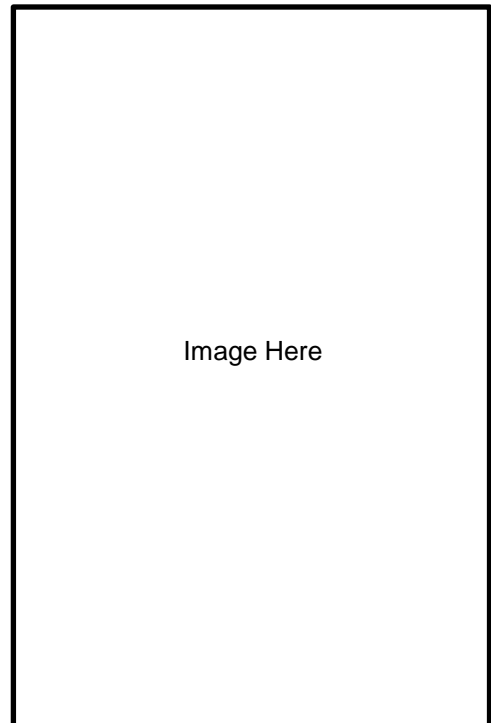
Tenant References

Animal Information

About

Education/Training

Experience



Health

Grooming

Interest

Special Achievements

Other

Attachments

- Obedience papers/certificates
- Veterinary/vaccination records
- Proof of license
- Proof of spay/neuter
- Pet emergency contact information

Pet Reference Form

Tenant's Name:

Reference Name:

Relationship:

Contact Number:

E-mail Address: *(for reference contact use only)*

1. Pet name(s) and species.
2. How long have you known the pet or pet's guardian?
3. In what capacity have you known the pet or pet's guardian? (Landlord, etc.)
4. Has the pet caused any damage that you were aware of? Please circle.
Yes No If so, how did the pet's guardian respond?
5. Would you recommend the pet for tenancy? Why or why not?
6. Do you have any other comments?

Signature_____

Date_____

Resources

Office of Residential Tenancies (the ORT)

An office of Saskatchewan's Ministry of Justice that works to prevent and resolve disputes between landlords and tenants.

www.saskatchewan.ca/ORT

Regina: 120 – 2151 Scarth Street, Regina, SK S4P 2H8

Toll-free: 1-888-215-2222 (within Saskatchewan)

Email: ORT@gov.sk.ca

Information for Landlords and Tenants

A guide to the essentials of landlord and tenant legislation in the province.

www.saskatchewan.ca/government/government-structure/boards-commissions-and-agencies/office-of-residential-tenancies#information-you-might-be-looking-for

Security Deposit

Answers basic questions about security deposits; the information is very similar to the Landlord and Tenant FAQs page.

www.saskatchewan.ca/residents/housing-and-renting/renting-and-leasing/security-deposits

<https://www.saskatchewan.ca/residents/housing-and-renting/renting-and-leasing/security-deposits/pet-fees-or-deposits>

Public Legal Education Association of Saskatchewan (PLEA)

A legal education organization that provides guides on a number of topics, including housing.

www.plea.org/

PLEA's online guide to rental housing in Saskatchewan; covers the topics of entering into residential rental agreements, rights and responsibilities, rent increases, ending a rental agreement, security deposits, resolving disputes and enforcing orders

www.plea.org/legal_resources/?a=55&searchTxt=renting+a+home+&cat=1&pcat=1

Canada Mortgage and Housing Corporation (CMHC)

CMHC Saskatoon Office

Suite 200, 119, 4th Avenue S., Saskatoon, SK S7K 5X2

Phone: 306-975-4900

TTY: 1-800-309-3388

<https://www.cmhc-schl.gc.ca/en/index.cfm>

General inquiries call 1-800-668-2642 or email contactcentre@cmhc.ca

Helpful Links

- 1) http://www.humanesociety.org/animals/resources/tips/pets-housing-renter-tips.html?credit=web_id625421016
- 2) <https://www.animalsheltering.org/find-or-keep>
- 3) <http://www.firepaw.org/CompanionAnimalRentersPetFriendly.pdf>
- 4) <https://www.petfinder.com/dogs/living-with-your-dog/pet-friendly-housing-study/>