



Pet Application and Registration Form

Name of Pet Owner:	Name of Emergency Contact:
Address/Unit Number:	Home Phone:
Home Phone/Work Phone:	Work Phone:

General Information

Please provide a separate Pet Registration Form for each pet.

Type of Pet	Pet's Name	Primary Breed	Secondary Breed	License or ID Number	Sex	Age	Approximate Adult Weight Specify lbs or kgs

Dogs or Cats:

Date Spayed or Neutered: _____

Veterinarian Name: _____

Address: _____

Phone Number: _____

Date of last vaccination: _____

I have read, understand and hereby acknowledge that I have received a copy of the MVHC Pet Policy and I and members of my household promise to fully comply, including being held responsible for any damage or injury caused by my/our pet(s).


Signature of Pet Owner

DATE

I have reviewed the above pet registration form and approve this pet.

MVHC Representative

DATE

Tab 4 Pet Policy	Section 4.2.7 Pet Ownership on MVHC's property
Effective: January 1, 2005	Revised April 1, 2008
Approved:  Department Manager	

POLICY

This policy complies with the amended R.T.A. (January 1, 2004) which, as of that date, allows the administration and arbitration of a pet policy.

Tenants who have signed Tenancy Agreements and obtained pets prior to January 1, 2005:

- are NOT subject to the pet approval process (these pets are "grandfathered")
- are NOT required to pay a Pet Deposit.
- are required to register their pet
- are subject to all other terms and conditions of this Pet Policy

All other Tenants shall comply fully with the Pet Policy.

Pets allowed include fish, up to 4 small rodents or birds, one dog, one cat or one rabbit. The total number of different *types* of pets, excluding fish and rodents, shall not exceed two (e.g. 1 dog and 1 cat).

Maximum adult dog weights are limited to:

- 20 lbs for apartments
- 40 lbs for townhouses
- no limit for single family homes.
- No dogs shall be accepted in bachelor or studio suites.

Pets NOT allowed include, but are not limited to, snakes or reptiles, and exotic or illegal animals or pets of any kind. Dog breeds not allowed include Pit Bull Terrier, Staffordshire Bull Terrier, American Staffordshire Bull Terrier, Rottweiler, or any mixed breed dog that, in the opinion of the Area Manager, has dominant features of these breeds, or any other dog of any kind felt by the Area Manager to be a threat to other tenants, MVHC staff or contractors.

Acceptability of any pet is at the sole discretion of the Area Manager. Written appeals which shall include pictures of the pet, can be made to the Manager, MVHC, who shall have absolute and final jurisdiction regarding pet acceptability.

Pet owners shall be liable for any damage done to their unit, common areas or grounds and shall be liable for physical harm done to anyone caused by their pet.

PURPOSE

The purpose of this policy is to define the application process and approval criteria, terms and conditions regarding pet(s) on MVHC property, and consequences for breach of these terms and conditions.

APPLICATION

This policy will be applied to all MVHC owned properties, including Section 27 & 95, Homes BC, Post 85 and all MVHC properties.

DEFINITION

A Pet Policy defines the type of pets allowed, the application and approval process, rules for keeping a pet and the Landlord's remedies in case of breach.

"Tenant" and "pet owner" shall mean the same in this Policy.

PROCEDURE


Pet owners shall be subject to the following rules and regulations:

1. All tenants and prospective tenants with pets must complete the **Pet Application and Registration Form** and pay a pet deposit by certified cheque or money order equivalent to one half ($\frac{1}{2}$) month's rent.
2. Pet owners shall comply with any municipal bylaw(s) or any other law or regulation including pet licensing such as a dog license, and spaying or neutering.
3. The pet owner must promptly advise the MVHC of any changes to information on the **Pet Application and Registration Form**.
4. Pets shall be cared for in a responsible manner and shall not be permitted to cause a disturbance that will affect the quiet enjoyment of other tenants, such as noise or odours, or be allowed to bite, claw or otherwise act aggressively toward any person or other pets.
5. Pets shall not be allowed to damage MVHC property, and damage by pets shall not be construed as "normal wear and tear" under the Residential Tenancy Act.
6. Pets are not permitted to enter laundry rooms or activity rooms and must be carried in elevators and other common areas within buildings within reason.
7. Dogs and cats shall be restrained on a leash at all times when on the grounds or in common areas. Dogs or cats shall not be allowed to roam free.
8. Dogs and cats shall not be chained or tethered and left unattended anywhere on MVHC property.
9. In consideration of children and others, dog, cat and other animal owners shall not allow their pet to defecate or urinate on MVHC property. Dog owners must take their dogs off-site daily on "walks" to avoid this and cats must be provided with an appropriate litter box in the owner's unit.
10. All pet litter shall be bagged & placed directly in garbage bins, and shall not be placed in garbage chutes or toilets.
11. Dog owners or a responsible adult must be present in the suite while any maintenance work is performed.
12. Dog and cat owners shall provide regular flea and tick treatment for their pets

Breach of above rules and regulations – MVHC remedies:

1. Pet owners shall follow the above rules and regulations, and breaches shall be considered as a serious matter.
2. Area Managers or other MVHC staff may issue tenants with a breach letter for violation of any rule or regulation. Following **three** breach letters, a termination notice will be served.
3. Immediate eviction notice may be given for any aggressive pet behavior.
4. With proper notice, the MVHC may enter the tenant's suite if it is reasonably believed that the Tenant is not following the Pet Policy and damage or nuisance is arising from the pet(s).
5. Any damage to the tenant's suite caused by the tenant's pet(s), including to flooring, walls, trim, carpeting or other surfaces, or to the common areas or grounds, shall be the responsibility of the tenant, and the tenant agrees to be held responsible for repair or replacement costs arising from such damage.
6. Should evidence of fleas or ticks be found, the MVHC shall arrange for the suite to be professionally treated and all costs therewith shall be charged to the tenant.
7. If an emergency situation occurs (e.g. flood or abandonment) and the MVHC requires entry into the pet owner's suite, and reasonable, repeated efforts to contact the tenant and emergency contact fail, the MVHC may, at its discretion, arrange for the SPCA to take and provide care for the tenant's pet(s) and costs thereto shall be paid for by the tenant.
8. The tenant agrees to indemnify and save harmless the MVHC, MVHC staff and agents from all liability, judgments, expenses (including lawyer's fees), claims, and suits of any kind, including those from third parties, for any injury, including death, caused to any person or for damage to property of any kind whatsoever caused by the tenant's pet(s).
9. Should a dispute or breach arise from this Pet Policy that can not be settled, then the tenant and the MVHC agree to have the dispute heard and abide by the decision of the Residential Tenancy Branch.
10. The MVHC will keep the pet damage deposit during the tenancy in accordance with the Residential Tenancy Act, and will repay the pet damage deposit with interest to the Tenant within 15 days of the end of the tenancy agreement, unless
 - (i) the Tenant agrees in writing to allow the Landlord to keep an amount as payment for damage, or
 - (ii) the Landlord applies for arbitration under the Residential Tenancy Act within 15 days of the end of the tenancy agreement to claim some or all of the pet damage deposit.

ADDENDUM #1

Tab 3	Section 2.6
Pet Policy	Pet Ownership on MVHC's property
Effective: January 1, 2005	Replaces: Revised: October 27, 2005
Approved:  Department Manager	

This addendum is further to the MVHC policy that was implemented on January 1, 2005. This policy complies with the amended R.T.A. (January 1, 2004) which, as of that date, allows the administration and arbitration of a pet policy.

Tenants who have “grandfathered” pets:

- are required to pay the Pet Deposit if they replace a deceased pet with the same type of pet
- are required to pay the Pet Deposit if they replace a deceased pet with another type of pet
- are required to pay the Pet Deposit if an additional pet is obtained.
- are required to pay if the tenant requests a transfer to another unit or building
- **are NOT required to pay if the MVHC requests that the tenant transfer units.**
- are required to pay if the tenant has not registered their pet and any of the above occurs.