



Salmo & Area Supportive Housing Society
730 Railway Avenue, P. O. Box 880, Salmo, BC V0G 1Z0
Tel.: (250) 357-2629 Email: salmove@telus.net

SCHEDULE E - SALMO VALLEY ESTATES

PET POLICY AGREEMENT

This AGREEMENT is entered into by and between Salmo & Area Supportive Housing - Salmo Valley Estates, the Landlord, and its tenants. Only dogs and cats are permitted in Salmo Valley Estates.

Tenant/Pet Owner: _____

Pet Name/Breed: _____

This AGREEMENT is to ensure the health and safety of pets and all other tenants and guests. We require all tenants to agree and comply with the following terms and conditions:

A Tenant who has an existing small dog or cat under 15" may keep it in the rental unit only with prior written consent of the Landlord and in accordance with the Rental Agreement.

A pet security deposit in the amount of \$ _____ (equal to ½ month's rent) is due in advance of the Tenant moving into the Unit. Tenants are responsible for any damages or injury caused by their pets. Pet deposits follow the same terms as damage deposits.

1) **Ownership and Size of Pet**

The Tenant must be the legal owner of the pet and the pet height should not exceed 15 inches. Any exceptions to the height restriction are subject to Landlord approval.

2) **Health of Pet**

The pet must be healthy.

The pet must not have a history of harming or showing aggression or threatening behavior towards any person(s) or other pet(s).

3) **Other Pets on the Premises**

The Tenant is not permitted to run a business, including a pet daycare, from the Unit. Any visiting animals should be healthy and well mannered having a height of approximately 15" or less and be accompanied by their legal owner.

4) **Pet Sitting**

The Tenant may babysit a pet for a maximum of two weeks only with written consent of the Landlord and must pay the pet deposit of \$_____ (equal to ½ month's rent) prior to the Pet's stay in the Unit.

The visiting pet should meet all the terms and conditions set forth in this Agreement.

5) **Fleas**

It is the owner's responsibility to ensure their pet receives flea treatment.

6) **Pets on the Grounds and Common Areas**

Pets must be leashed at all times when out of the Unit and no pets are allowed in any areas preparing or serving food.

When weather and ground conditions are not ideal, owners must dry/clean their pet and their paws before entering the building. For second floor residents, the elevator should be used instead of the stairs.

The grounds and common areas do not have a designed pet area. All animals should be exercised off grounds.

It is not permitted to leave pet toys, bones or any pet items on the grounds or in the common areas.

When using the laundry facilities, a pet owner must remove pet hair from the washer and dryer immediately after use.

Tenants are responsible for the cleanup of any bodily discharge while the pet or a visiting pet is on the premises.

7) **New Pet Issues**

The Tenant agrees to address any problems that develop with their pet as deemed appropriate by the Landlord.

8) **Special Circumstances**

Any deviation from the Pet Policy Agreement must be requested in writing and agreed to by the Landlord.

9) In the event any provision of this Agreement is declared by a Court of Law to be unenforceable, the remaining provision shall remain in full force and effect.

Salmo & Area Supportive Housing Society reserves the right to remove a pet.

Acknowledgement:

The Tenant acknowledges having read this Agreement, understands and agrees to be bound by the terms and conditions as set forth herein. The Tenant acknowledges receipt of copy of this agreement.

Dated at Salmo, BC this _____ day of _____ 20_____.

Tenant Signature: _____

Landlord Signature: _____