

DRAFT PET AGREEMENT

(This guide is only a draft to assist in developing an agreement. It is not a legal document.
Independent legal advice is recommended)

This agreement, dated _____, forms part of the residential lease dated _____, between _____, (tenant) and _____, (landlord) for the property at _____ (address)

The tenant is permitted to keep the following pets on the property:

_____ (name; age; species; breed)

_____ (name; age; species; breed)

The tenant has provided the landlord with documented evidence that the pet/s are desexed; microchipped; registered; (and for dogs, not a restricted or dangerous dog).

The tenant agrees that they will:

1. Keep their pet/s under control at all times
2. Care for their pet/s in accordance with all applicable laws including but not limited to the Companion Animals Act and Prevention of Cruelty to Animals Act
3. Not leave their pet/s unattended for any unreasonable periods
4. Regularly treat their pet/s for parasites and make every reasonable effort to keep their pet/s flea- and worm-free at all times
5. Maintain a high standard of cleanliness and sanitation at all times
6. Ensure their pet/s do not unreasonably cause annoyance or disturbance to neighbours
7. Accept all responsibility for their pet/s and indemnify the landlord against any claims that result from or in connection with the tenant's pet/s
8. Be liable for any damage or injury whatsoever caused by their pet/s
9. Pay for any damage, loss or expense caused by their pet/s
10. Provide up-to-date contact details of a person whom the landlord may contact to provide care for the pet/s in the event of an emergency. This in no way obliges the landlord to arrange care for the pet/s in any situation
11. Keep only the pet/s listed on this agreement, unless otherwise agreed.
(For strata: 12. Abide by the by-laws of the strata scheme).

The landlord reserves the right to revoke permission to keep the pet/s should the tenant violate this agreement.

Tenant: _____
(name)

Landlord: _____
(name)

Signed: _____

Signed: _____

Witness: _____

Witness: _____

Date: _____

Date: _____

PET RÉSUMÉ

When trying to find pet-friendly accommodation, there are internet search engines that can help you. Sometimes a landlord might be happy to consider renting to a responsible pet owner but the real estate agent has their own anti-pet mindset. It's really important to try to make a direct approach to the landlord (and the real estate agent), demonstrating at the outset that not only would you make a great tenant but that your pet is also a great tenant. The way to do this is to prepare a résumé for your pet.

For example:

My pet (species, name) is a good tenant because:

- They are desexed – so they don't spray, wander, go on heat or multiply! (attach desexing certificate)
- They are registered and microchipped, compliant with the Companion Animals Act (attach copies of documentation)
- They are well-behaved and well-cared for: my vet has explained this in the attached reference (ask your vet to provide a reference attesting to your pet's behaviour/temperament; vaccinations and regular health checks and that states that you are a responsible pet owner)
- I flea- and worm-treat them regularly; they do not have parasites
- I provide them with good care at all times
- I provide them with environmental enrichment so they are not bored and do not become destructive
- They are toilet-trained and clean, and I ensure hygiene is maintained at all times
- I board them/arrange for their care if I go away
- I take responsibility for them. If there is an emergency (name and phone numbers of contact person who has agreed to provide emergency care for your pet) can be contacted to provide care for my pet.

If you can, also attach references from previous real estate agents or landlords; neighbours; and also include any training certificates in relation to your pet (eg dog obedience training, kitten kindy). A photo showing them calm and happy could also be helpful.

For multi-pet families, it is useful to explain (and also ask your vet to explain in the reference they write) that the pets get along and the fact they have each other's company alleviates boredom and has a positive impact on their behaviour.

For dogs, explain how you meet the needs of the particular breed (eg exercise/walks, dog day-care) or how that breed is well-suited to your chosen living environment (attach copies of independent information eg from a breed club, vet or behaviour specialist). There is an unfortunate tendency for dogs to be assessed as suitable or unsuitable for apartment living based on size, irrespective of breed, and you will need to present good solid facts to counter this prejudice.