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## Sound Property Management

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### Addendum to Residential Tenancy Agreement: Pet Application

Property \_\_\_\_\_, Ottawa, Ontario, Postal Code \_\_\_\_\_

Name of Pet \_\_\_\_\_ Age \_\_\_\_\_

Type of Animal \_\_\_\_\_ (Dog / Cat ect.) Breed \_\_\_\_\_

Colors(s): \_\_\_\_\_

Distinctive Markings: \_\_\_\_\_

City License Number: \_\_\_\_\_

I/We the tenant(s), hereby request permission to bring \_\_\_\_\_ (name of pet) onto the premise, to reside as a house pet, to live at the above listed property.

1. I/We understand that if my pet(s):

- causes noise, odor(s) and/or damage;
- and/or causes another tenant or the owner to have an allergic reaction, or phobia;
- and/or harms or acts aggressively toward another tenant or neighbor or the owner;
- and/or could be dangerous to another tenant or neighbor or the owner, even if it has not harmed anyone;
- is responsible for written complaint from neighbor(s), other tenants, or condominium associations,

then my pet(s) is/are to be **immediately removed from the premise**, upon written notice from the owner or his/her agent, never to return again (neither to live nor to visit). Failure to comply, upon service of said written notice, is a breach of Residential Tenancy Agreement and may be cause for eviction proceedings of human and/or pet tenants to commence immediately. In any event, I hold harmless the property owner, landlord, property manager and their respective agents from any third party legal actions resulting from my pet(s) actions or behaviour.

2. All vaccinations to my pets(s) shall be up to date and verification shall be made available to the owner or his/her agent immediately upon request and/or prior to moving into property.

3. No animal, that being mine/ours or my guests, shall be permitted to run at large in common areas of the premises and shall always be on a leash and under adult supervision while in common areas of the premises, and shall not be permitted to be tied up outside or in a common areas of the premises.

4. I/We am/are responsible for cleaning up after my pet's and my guests pet's, should they create a mess or damages on or in or around the premises. **All** pet droppings shall be placed in the outside garbage receptacle. **Under no circumstance should cat litter, pet cage contents, etc., be flushed down the toilet or sink.**

5. I/We am/are responsible for removal of any odors, fleas, mites and repair of any damage that may be a result of my having a pet, including professional steam cleaning/repairing carpets, and/or fumigation and/or repairing floors, doors and walls.

6. **Pet must be present during first interview with Landlord/Landlord's Agent.**

7. If/when my pet(s) die, I/we will apply for another pet if I/we intend on getting a new pet.

**Please read this agreement carefully before signing in the area provided below. Once signed, this agreement becomes part of the Residential Tenancy Agreement and is enforceable by law.**

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(Tenant Signature) (Print name) (Date)

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(Tenant Signature) (Print name) (Date)

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(Witness Signature) (Print name) (Date)

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(Landlord/Landlord's Agent Signature) (Print name) (Date)

**(Office Use)**

Approved

Denied (specify reason(s) why)