



Pet Guideline & Policies

Pet Restrictions:

1. One dog (pet restrictions applies) OR 1 cat per unit is allowed.
2. All dogs and cats must be spayed or neutered. Tenant to provide proof.
3. If the dog is a certified Guide/Service Dog, a Guide and Service Dog certificate must be provided. Certificate from a veterinarian is not acceptable.
4. Maximum adult dog is limited to 40 pounds or less.
5. 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, German Shepherd, Cane Corsos, Akitas, Mastiffs, Great Danes, and Doberman Pinschers or any mixed breed dog that has dominant features of these breeds.
6. Acceptability of any pet is at the sole discretion of the Landlord or his/her designate.
7. Pet owners must comply with the municipal by-law or any other law or regulation including pet licensing, such as dog license and spaying or neutering.
8. Every tenant who keeps a registered Pet will immediately advise the Landlord of any changes in the information provided.

Pet Guidelines:

1. 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.
2. Pets shall be cared for in a responsible manner and shall not be permitted to cause an unreasonable disturbance or nuisance. Examples of nuisance behavior are:
 - a) Pets whose unruly behavior caused personal injury or property damage.

- b) Pets who make noise continuously and/or incessantly for a period of 10 minutes or causing disturbance of any person at 10:00 PM – 9:00 AM (quiet hours).
 - c) Pets in common areas who are not under the complete physical control of a responsible human companion and on a hand-held leash of no more than six feet in length or in a pet carrier.
 - d) Pets who relieve themselves on walls or floors of common areas.
 - e) Pets who exhibit aggressive or other dangerous or potentially dangerous behavior.
 - f) Pets who are conspicuously unclean or parasite infested.
3. The Tenant must ensure that the pet is kept well-groomed, the nails of dogs and cats are kept trimmed to potential limit noise and damage related to pacing and scratching.
4. Tenant agrees to obtain pet insurance and health insurance.
5. Dogs and cats shall be always restrained on a leash when on the grounds or in common areas. Dogs and cats shall not be allowed to roam free.
6. Dogs and cats shall not be chained or tethered and left unattended anywhere on the property.
7. Tenant agrees NOT to leave their pet unattended for any unreasonable periods. If pet is left in the care of an alternate caregiver in the unit, the name and telephone number for the caregiver must be provided to the Building Services.
8. In consideration of children and others, dog, cat, and other pet owners shall not allow their pet to defecate or urinate on the 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.

9. All pet litter shall be bagged and placed directly in the pet waste disposal bins and shall not be placed in garbage bins or flushed into toilets. If flushed pet waste is found in your toilet, repairs will be at pet owner's cost.
10. Pets should be washed in the designated Pet Wash Station located in the laundry room. Pet owners should ensure cleanliness of the wash station after each use. No personal items should be left behind. Bathtubs in your unit should not be used to wash your pets as this may damage the surface of the bathtub. Repairs/replacement of the bathtub due to improper use of the tub will be at the pet owner's cost and shall not be considered "normal wear & tear".
11. Pet owners or a responsible adult must be present in the suite while any maintenance work is performed.
12. Pet owners shall provide regular flea and tick treatment for their pets. Should evidence of fleas or ticks be found, the Building Services shall arrange for the suite to be professionally treated and all costs therewith shall be charged to the tenant.
13. If an emergency occurs (e.g., flood or abandonment) and the Building Services requires entry into the pet owner's suite, and reasonable, repeated efforts to contact the tenant and emergency contact fail, the Building Services may, at its discretion, arrange for the SPCA to take and provide care for the tenant's pet and costs thereto shall be paid for by the tenant.
14. Residents are responsible for the pets of guests who visit their unit; such pets are subject to the same restrictions as resident pets. No pet of guests can stay in the unit for more than 14 days (consecutive or staggered) in any one-year period without written permission of Building Services.

Please to refer to the *Pet Agreement* for more detailed guidelines or connect with us at info@1101pacific.com