

PET AGREEMENT

This Agreement forms part of the current Tenancy Agreement between the landlord and the tenant and failure by the tenant to comply with any of the following terms and conditions will be considered a breach of a material term of that Tenancy Agreement and may result in the Landlord requiring the tenant to permanently remove the pet(s) from the residential property and/or issuing a Notice to End a Residential Tenancy.

1. It is hereby agreed that the tenant may have the following described pet and no others in the tenant's rental unit, subject to the terms and conditions within this Agreement and in accordance with clause 18 of the tenancy agreement. Should the tenant no longer own this pet, this Agreement automatically ends. No other pets are permitted in the tenant's rental unit at any time, whether owned by the tenant or a guest of the tenant.

Description of Pet (breed, name, current or adult weight, age):

2. A copy of the certificate that this pet is neutered or spayed must be provided to the landlord. Failure to do so within 14 days following the date below will nullify this Agreement and the tenant will not be permitted to keep this pet, pursuant to clause 18 of the Tenancy Agreement.

3. The landlord reserves the right to restrict the possession of this pet to certain floors and/or rental units.

4. While on the residential property, the pet shall not be permitted upon or near any shrubbery, flowers or trees and will be kept on a leash or similar control. The tenant will pick up the pet's waste immediately from any area on the residential property, including any area considered part of the tenant's rental unit.

5. Pursuant to clause 26 of the Tenancy Agreement, the tenant is responsible for any and all damages caused by the pet, whether or not the pet is in the tenant's custody at the time. The tenant is responsible for any urine stain on a carpet caused by the pet and must have such stain removed immediately at the tenant's cost. Replacement will be at the tenant's cost if permanent damage is caused to a carpet or sub-floor by the tenant's pet urine.

6. The tenant will maintain a regular flea control program appropriate to this type of pet. The tenant will, at the tenant's cost, have carpets in the rental unit professionally shampooed annually. Should flea infestation from this pet occur in the rental unit or on the residential property, the landlord may require the tenant to have the carpets shampooed and the rental unit de-fleaed at any time. Failure by the tenant to act promptly on the Landlord's request will be a breach of this Agreement.

7. At the end of the tenancy, the tenant will, at the tenant's cost, have the rental unit inspected by a licensed pest control operator and obtain certification that the rental unit is free of fleas. Should treatment be required to remove fleas, such treatment will be done at the tenant's expense. As flea eggs cannot be detected and can be dormant for several weeks, should flea infestation attributable to the tenant's pet occur subsequent to the tenancy, the landlord may seek compensation from the tenant for the subsequent flea removal treatment.

8. If the pet becomes a nuisance or annoyance in any manner including behaviour, noise, smell or cleanliness, or interferes with the rights or quiet enjoyment of other tenants, the landlord may require the pet to be removed.

9. The pet cannot be left in the rental unit without the landlord's prior written consent if the tenant will be absent from the rental unit for an extended period of time.

This Agreement is entered into at _____, BC, this _____ day of _____, 20____.

Landlord

Tenant