

PATHWAYS ABILITIES SOCIETY

POLICY: PETS AND PET DAMAGE DEPOSIT

Applies to: Management and Tenants

Original Approval Date: December 13, 2021

Date Board Approved: December 13, 2021

Replaces Policy Dated: Not Applicable

Board Member's Signature

POLICY

Despite any pet restrictions in the development, a tenant with a disability that requires, as a result of the disability, the assistance of a guide or service dog (that is certified as a guide dog or a service dog by the Registrar of Guide Dogs and Service Dogs under the *Guide Dog and Service Dog Act* (British Columbia)) for daily living may have a guide or service dog.

Despite any pet restrictions in the development, the society may allow a tenant to keep a therapy or emotional support animal if the tenant provides to the society medical or psychological evidence to the satisfaction of the society that the therapy or emotional support animal is required for the tenant's care and health.

Tenants are allowed one cat or dog per unit in 50% of the units. Contained pets such as fish, birds, gerbils, hamsters or guinea pigs are also permitted.

Snakes and other exotic pets are not allowed.

All cats and dogs must be spayed or neutered and vaccinated. All dogs must be licensed and wear their valid permanent license tag.

The society will charge tenants with pets a pet damage deposit equal to half the full rent amount. The pet damage deposit is payable when the tenant moves in if they move in with the pet, or when an existing tenant acquires a pet. The cost of repairing any pet-caused damage to the rental unit or property revealed during the move-out inspection will be charged against the tenant's pet damage deposit, if the tenant agrees in writing.

The society will not charge tenants a pet damage deposit for a dog that is certified as a guide dog or a service dog by the Registrar of Guide Dogs and Service Dogs under the *Guide Dog and Service Dog Act* (British Columbia).

All animals must live inside their unit. When outside, pets must wear identification tags; dogs and cats must be on a leash. Pets may not be tied up and/or left unattended on the property and owners must immediately pick up any animal droppings left by their

pet. Tenants are responsible for any damage caused by their pet or their visitors' pets.

Visitor's pets must comply with any policy restrictions.

All pets must be registered with the office. Management reserves the right to refuse any pet it considers dangerous, and to remove any pet that causes persistent noise, damage or other problems.

When a pet owner vacates a unit, the tenant will have the unit sprayed for fleas and provide proof. If not the tenant forgoes their pet deposit.