

Sample Pet Policy for Cat Owners

This sample pet policy and the accompanying lease amendment are intended to provide landlords with a starting point to develop pet rules and procedures for their own rental buildings. While we believe the sample policy we have designed will fit the needs of most rental buildings, you should consider this policy in light of your particular situation and consult with your attorney before adopting a final set of rules.

Statement of Values

The management of _____ wants to encourage tenants to value and enjoy their apartments as they would their own homes. We believe that tenants should be given every opportunity to pursue their interests, consistent with the rights of their fellow tenants and the property owner(s). By fostering an attitude of mutual respect and cooperation, our common interest in a safe, pleasant, and well-maintained building is best achieved.

In keeping with this philosophy and after carefully considering all the interests involved, we have decided to adopt a limited pet policy that will allow tenants committed to responsible pet ownership to have a pet. In reaching this decision, we have taken into account the important contributions that pets can make to the lives of people who value and appreciate animals. We have also considered the fact that there are people who wish to avoid contact with pets and other animals. The pet policy is designed to protect both the pet owners and non-pet-owners, and to ensure that the animals themselves receive responsible care. The policy applies to all pets kept in the building and will be strictly enforced. All tenants will receive a copy of this policy.

Cat Policy

1. Permission to keep a cat is granted at management's sole discretion and is subject to tenant's strict adherence to all aspects of this pet policy. Any tenant who wishes to keep a cat will first obtain management's approval and sign a pet agreement.
2. Only cats kept for companion purposes are permitted. No dogs are allowed, and no tenant will be permitted to keep more than ____ cat(s).
3. Cats are to be kept inside the tenant's apartment and are not permitted in the hallways, common areas, or on the grounds of the building except when traveling to and from appointments, fire or other [emergency evacuations](#) etc. In these cases, the cat must be confined in a safe, secure carrying case.
4. Cat owners are responsible for keeping all areas where their cats are housed clean, safe, and free of parasites, including fleas. Cat owners must place soiled cat litter in tied, plastic bags and dispose of the bags in garbage pails designated by management.
5. All cats must be spayed or neutered, unless a veterinarian certifies that health problems prevent the cat from being spayed or neutered. All cats must receive proper veterinary care, including all appropriate inoculations; must be well groomed; and must be given a healthy diet. All cats must also be maintained in accordance with applicable laws.
6. No cat is to be left alone in a tenant's apartment for a period longer than that which is appropriate in light of the needs of the individual cat. While this period may vary depending on the cat in question, landlord and tenant

understand that, in general, cats should not be left alone for more than 24 hours on a regular basis. When management has reasonable cause to believe a pet is alone in an apartment and either that pet is creating a disturbance or any other emergency situation appears to exist with respect to the cat, management will attempt to contact the tenant to remedy the situation. If management is unable to contact the tenant within a reasonable period, management may enter tenant's apartment and make any necessary arrangements for the cat's care, including removing the cat and placing it in a temporary home, such as a boarding kennel. Any costs incurred will be deducted from tenant's pet deposit. (See 9. below.)

7. Tenants are responsible for ensuring that their pets do not disturb or annoy other tenants or neighbours. Tenants whose pet(s) are determined by management to be disturbing others must remedy the situation immediately. A tenant who fails to remedy the situation after _____ warning(s) will receive a 30-day notice to remove the pet from the premises. If the tenant fails to remove the pet, the tenant will be considered in breach of tenant's lease or other rental agreement and may be required to vacate the premises.

8. Tenants are responsible for and must immediately pay for all damages or injuries caused by their cat(s). In addition, each tenant who wishes to keep a pet must pay a \$ _____ pet deposit upon signing the pet agreement. If the cost of repairing any damages caused by the pet exceeds the pet deposit, management may use funds from the tenant's regular security deposit to cover the excess. If management uses all or any portion of the pet deposit or security deposit to cover any pet-related damages or expenses incurred by management during the tenant's tenancy, the tenant must immediately restore the deposits to their full, original amounts.

9. The pet deposit is fully refundable with interest if management determines that there are no damages or other expenses caused by the cat(s) upon tenant's vacating the apartment or permanently relocating the cat(s).

I have read and understand the above cat policy.

Tenant

Landlord

Date

Date