

# ***Citizen Canine's*** **Dog Friendly Rental Program**

## **A TENANT'S GUIDE**

It's not easy to find dog friendly rental housing in Greater Victoria. This is one reason Citizen Canine is seeking ways to open doors for pet owning tenants. The goal is to put your best self forward and to show your pet in the very best possible light. When looking for a place that will take your pets, remember the following:

- Be prepared to work hard and spend time.
- Find out what makes landlords say yes to pets.
- Demonstrate you are a responsible pet owner and a good tenant.
- Be a great representative for all tenants who are also pet owners.



<sup>1</sup>*Adapted with permission from materials originally produced by the San Francisco SPCA*

## Tips for Dog Owners Seeking Rental Housing

- Bring up the subject of pets in person with the property owner rather than on the phone, if possible. Personally presenting information about yourself and your pet may help to convince the landlord to say yes.
- Prepare a résumé on your pet to present to the landlord. Include your pet's information and references from former landlords, neighbours, obedience instructors, groomers and veterinarians.
- Offer to sign a pet agreement and pay an additional deposit.
- Assure the landlord that you have additional insurance to cover damage you or your pet may be responsible for. Provide the landlord with a copy for your file.
- Offer professional carpet cleaning annually and upon end of tenancy. This will keep your environment fresh and control fleas. Submit the receipt of cleaning to the landlord as proof.
- Present receipts as proof that your dog is on a regular program of flea control and that you regularly visit your vet.
- Have your freshly groomed, well-behaved pet available to meet the potential new landlord.
- If you plan to introduce your dog to your new potential landlord, allow your dog to burn off pent up energy. Bring a few fragrant treats for the landlord to give after the interview. Also, an environmental influence such as a small space, strong perfume or people bent over the dog, can affect your dog's level of comfort. Be calm and confident and your dog will respond in kind; regulate your breathing and relax. If you find yourself distracted by your dog; ask if you can return your dog to your vehicle. A potential landlord will appreciate your willingness to listen to your pet and your respect of the landlord's limited time.
- Show that you are a Supporting Member of Citizen Canine or other dog association and that you care about animal welfare and responsible pet ownership.

# Are you a responsible dog owner?

## Responsible dog owners:

- 🐾 Keep a file on their dog including proof of spay/ neuter surgery and records of vaccinations and regular veterinary care.
- 🐾 Have written references from former landlords and neighbours, dog trainers, groomers, and veterinarians specifically discussing the pet.
- 🐾 Always immediately clean up after the dog.
- 🐾 Provide appropriate exercise and attention for the dog daily and make suitable arrangements for this if planning to be away.
- 🐾 Ensure the pet is easily identified with a current municipal dog license and microchip or tattoo.
- 🐾 Have an emergency or disaster plan for their pet. Let prospective landlords know what your plan looks like. Share any information including the helpful pet related resources you have found.
- 🐾 Always keep your dog on a leash or under your direct control when outdoors. Responsible dog owners never give their dog opportunity to jump up on people at any time.
- 🐾 When applying for rental accommodation, demonstrate your knowledge, and practice responsible pet ownership. Offer to pay an additional pet deposit and to cover any damages resulting from the pet's actions. Provide the landlord with a copy of your home insurance and include the landlord as second insured.
- 🐾 Ask for the landlord's pet guidelines and offer to sign a pet agreement.
- 🐾 Introduce the landlord to your well-groomed, well-behaved dog and invite them to see the dog at home and to check in after you've moved in.

## **Pet Résumé Guide**

A pet résumé provides an opportunity to present potential landlords with a summary of your companion animal's best qualities and examples of your responsibility as a pet owner.

### **Try to address the following areas in your pet résumé:**

- Mention anything about your dog's age, activity level, and/ or breed traits that help make it a good tenant.
- Emphasize characteristics that make your dog suitable for city living.
- Tell the landlord something special about your dog's personality and how much you care about your pet.
- Give examples of your dog's good behaviour and your responsibility. Have you and your dog enrolled in dog obedience, agility, flyball or other interactive sport? Have you both had special training for example to become members of the Pacific Animal Therapy Society? Have you and your dog received a CKC Canine Good Neighbour certificate or successfully completed Temperament Testing? Attach a copy of all certificates earned to your pet résumé.
- If your dog has lived in apartments before and is accustomed to it, be sure to say so. If your cat has always lived indoors, note this. Landlords appreciate the benefits of pre-socialized pets.
- There can be a big difference between a 10-year-old dog and a frisky puppy. Pet owners need to proactively anticipate behaviours and take steps to prevent mistakes. Note your plan in your résumé. If your pet is quiet, calm, and/ or less active, point that out too.
- If you have an active dog, explain how you fulfill his/ her exercise requirements.
- Explain how you keep your dog clean and free of fleas.
- Let the landlord know that your dog is spayed or neutered and explain that this helps to minimize behaviours which make for a less distracted better-behaved, healthier pet. Also note that your animal is up-to-date with vaccinations and give your veterinarian's name.

- Describe your arrangements for your dog when you go to work or on vacation. Include both local and out of town contacts in the event of an emergency.
- If you are a member of Citizen Canine or an animal protection organization, be sure to mention it in your pet's résumé.

*Consider adding reference letters from your current and previous landlord and/ or neighbours or groomer. Include reports/ certificates from your dog trainer/ sports club or Veterinarian; and even if your pet is not cute, include a picture of your pet for identification purposes for example from your Emergency Preparedness Pet Owner's Guide.*

Sample Dog Résumé

Sample Cat Résumé

Sample Owner Pet References

Sample Veterinarian Health Report

## SAMPLE Dog Résumé

### Gilbert

(John & Jane Doe, owners)  
123 Tossit Lane  
View Royal, BC V9B0A0  
(250) 555-5555

#### Description:



Gilbert is a friendly, well-behaved dog who is accustomed to apartment life. He is a six-year-old small-sized white and black Jack Russell who is mature, calm and easy going. We have had Gilbert for four years, and he is a cherished member of our family. If you have any questions about our dog, please ask.

We are graduates of Treat Right Training [Level one and two certificates attached] and Comets Dog Sports Club with agility as our focus. Gilbert is fully house-trained, and obeys voice and hand commands. He does not bark excessively, although he will give a short warning bark to alert us to strangers.

#### Activities:

We walk Gilbert twice a day, and go to one of the City's many off-leash areas for more vigorous exercise at least three times a week. His favourite sport is agility, which we attend at least twice per week. Gilbert's behavior is confident both on and off-leash. These activities satisfy Gilbert's exercise requirements, and he is calm and contented relaxing indoors while we are away at work.

#### Health/Grooming:

Gilbert is neutered, which benefits both his behavior and his health. He is kept up-to-date on all vaccinations, and receives regular health exams at The Hillside Veterinary Hospital. Our Veterinarian completed the Health Record attached. Gilbert is bathed at Dog Lovers and flea deterrent is applied monthly to manage the region's seasonal fleas/ ticks. Gilbert enjoys his grooming including ear, and teeth. Our groomer is working with us to help Gilbert be more accepting of nail care.

#### About Us:

As dog owners, we always try to act responsibly. We always clean up after our dog, and we arrange for reliable pet care if we are going out of town. We are so sure Gilbert will be a "good tenant," we are willing to provide an additional security deposit. We are Supporting Members of Citizen Canine [www.citizencanine.org](http://www.citizencanine.org), and are committed to responsible, caring pet ownership.

#### References:

Our current landlord can be reached at (250) 555-0000. Please also see attached letters of recommendation and other documentation.

We would be happy to have a potential landlord meet Gilbert, visit him in his current home, and/or check in to see how he is adjusting to his new surroundings after we move in.

## SAMPLE Cat Résumé

### Millie

(John & Jane Doe, owners)  
123 Purring Lane  
Saanich, BC V8T0A0  
(250) 555-5555

#### Description:



Millie is a friendly, well-behaved indoor cat who is accustomed to apartment life. She is a two-year old female orange tabby cat that enjoys cuddles, sleeping in the sun shine and playing with her toys. She has a tall scratching post which is the only thing she uses to sharpen her claws, and she is fully litter box trained. We received Millie as a nine week old kitten, and she has become a cherished member of our family. If you have any questions about our cat, please ask.

#### Health/Grooming:

Millie is spayed, which benefits both her behavior and health. Since she does not go outdoors, fleas are generally not a problem. We brush Millie often, and have her professionally groomed at least once a year. She is also kept up-to-date on all vaccinations, and receives regular health exams at North Douglas Veterinary Clinic. Our Veterinary Health Record is attached.

#### About Us:

As cat owners, we always try to act responsibly. We use environmentally friendly dust-free litter and clean Millie's litter box every day. We always dispose of litter in a sealed biodegradable bag. We arrange for reliable pet care if we are going out of town. We are so sure Millie will be a "great tenant," we are willing to provide an extra security deposit. We support Dee's Kitty Orphan Fund [www.DeesOrphans.com](http://www.DeesOrphans.com) and are committed to responsible, caring pet ownership.

#### References:

Our current landlord can be reached at (250) 555-0000. Please also see 2 attached letters from current neighbours plus references from our groomer and Veterinarian.

We would be happy to have a potential landlord meet Millie, visit her in her current home, and/or check in to see how she is adjusting to her new surroundings after we move in.

## Owner's Pet References

### General Information

Name of Tenant/Applicant: \_\_\_\_\_

Current Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

### Pet Information

List pet(s) you currently have:

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Name	Type	Age	Veterinarian

Are pets permitted where you now live? \_\_\_\_\_

Can we call your current landlord for a pet reference? \_\_\_\_\_

Name of current Landlord: \_\_\_\_\_

Telephone number: \_\_\_\_\_

How long have your pet(s) lived there?

From: Date \_\_\_\_\_ Year \_\_\_\_\_

Can we call any former landlords for pet references? \_\_\_\_\_

Name of former Landlord: \_\_\_\_\_

Telephone number: \_\_\_\_\_

How long did your pet(s) live there?

From: Date \_\_\_\_\_ Year \_\_\_\_\_

To: Date \_\_\_\_\_ Year \_\_\_\_\_

Responsible pet ownership references: Please list below references who know you and your pet and who would be willing to discuss your pet with us. You may choose to list people such as your neighbours, your veterinarian or your dog trainer as appropriate.

Name: \_\_\_\_\_

Telephone number: \_\_\_\_\_

Relationship: \_\_\_\_\_

Name: \_\_\_\_\_

Telephone number: \_\_\_\_\_

Relationship: \_\_\_\_\_

# Veterinarian Health Report

Pet's Name: \_\_\_\_\_ Date: \_\_\_\_\_

Owned By: \_\_\_\_\_

Dog  Cat  Bird  Other Breed: \_\_\_\_\_

Male  Female  Spayed or Neutered  Age: \_\_\_\_\_ Color: \_\_\_\_\_

## Vaccinations

### Canine

- Distemper
- Distemper/Measles
- (CAV-2)Hepatitis
- Lepto C & 1
- Parvo Virus
- Bordetella
- Corona Virus

Other: \_

### Feline

- Panleukopenia
- Rhinotracheities
- Calci Virus
- Leukemia
- Chlamydia

Other: \_\_\_\_\_

## Physical Examination

	N*	A	Comments
General appearance			
Coat/ skin/ nails			
Heart/ Lungs			
Eyes			
Ears			
Teeth			
Urogenital			
Muscle/Bones			
Temperament			

\*N=Normal/A=Abnormal

Other: \_\_\_\_\_

Evidence of flea/ tick infestation: Yes  No

## Comments

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

I certify as an accredited veterinarian licensed to practice in the Province of British Columbia, that the above described animal has been examined by me on this date shown and shows no sign of any infections or contagious disease. Current vaccinations and spay/neuter status are as indicated above.

Veterinarian's Name (print): \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Veterinarian's Signature: \_\_\_\_\_ Date: \_\_\_\_\_