

5 Tips for Renting with a Pet

In addition to any conditions set by your landlord or condo board, you also need to be a responsible pet owner. This means making sure your pet doesn't bother other tenants or neighbours, and providing all the care that your pet needs.

Tip 1:

If you don't have the landlord's permission to have a pet, then don't have a pet.



If you are already renting somewhere, then talk to your landlord about getting a pet. If you have shown that you are a responsible renter while you've been living there, your landlord may be more likely to agree. If you have a pet and are looking for somewhere to rent, then make sure you are looking at places that accept pets, and that you are honest with the landlord. If you don't have your landlord's permission to have a pet, and you have one, then your landlord can apply to end your tenancy because you have breached the lease.

Tip 2:

Make sure you get the right pet for your lifestyle.

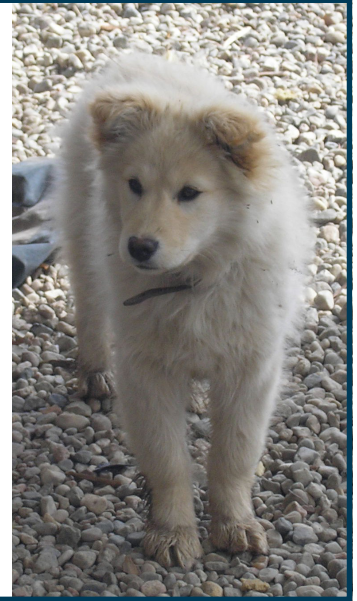
You don't have to entertain a fish, but you have to walk a dog. If you have a dog who is bored, then you could run into problems with your rental. You are responsible to pay or fix any physical damage done to the property, including any damage done by your pet. You also could be evicted if your pet is noisy and the noise is disturbing the other tenants.



Tip 3:

Be considerate.

There are a lot of landlords out there who used to allow pets in their buildings. Then they had a really bad experience with a tenant who had a pet, and no longer allow any pets in the building. Don't be the tenant who converts a pet friendly landlord into a "no-pets, no-exceptions" landlord. Pick up after your dog outside, and wipe your dog's feet at the door, so that dirt isn't tracked into the common stairs and hallways. Make sure you clean the litterbox regularly. Consider putting down a throw rug if you have hardwood in your place to muffle the sounds of your animal's toenails on the floor.



Tip 4:

Be prepared for deductions to be made from your security deposit.



If you have a cat, this is especially true. Cat hair gets everywhere, including vents, under the fridge and stove, and in the carpet. You will usually have to pay to have your carpet professionally cleaned when you move out.

Tip 5:

Enter into a pet agreement with your landlord.

The only way that you and your landlord can both be clear about what rules will be in place between you and your landlord is to write them down. If you pay your landlord some money so that you can have a pet, do you know if you'll get that money back when you move out? A pet agreement should specify what would happen to this money. You can print off a sample pet agreement on the Laws for Landlords and Tenants in Alberta website (www.landlordandtenant.org).

