

# Sample Pet Agreement for Alberta Renters

## Why do you need a written pet agreement?

Alberta's *Residential Tenancies Act* lets the Landlord decide whether or not pets are allowed in the rental property. The residential tenancy agreement, which can also be called the 'lease,' should clearly state whether or not pets are allowed. If the Landlord allows pets in the rental property, then the pet rules should be fully explained to the Tenant. A written pet agreement can help avoid problems between the Landlord and the Tenant in the future.

## What should a Pet Agreement say?

The attached sample Pet Agreement contains examples of the types of things that can be covered by a Pet Agreement. The sample contains some terms that may not apply in certain situations. A Pet Agreement should be adapted to fit the particular situation, so additional terms should be added as needed. For example, if the Tenant wants to have fish as a pet, then the Landlord may want to contain rules about the size of aquarium that is allowed in the property.

## Disclaimer

The sample Pet Agreement is provided for information purposes only and nothing in the Pet Agreement constitutes legal advice. The contents are provided as an information service and should not be relied upon for legal decision-making. The use of the sample Pet Agreement in no way creates a type of agreement with the author(s). The sample Pet Agreement was developed in Alberta, Canada and incorporates the law of Alberta. The laws in your jurisdiction may be different. You should contact a lawyer if you have any questions regarding Landlord and Tenant law in your jurisdiction and if you need legal advice.

## Sample Pet Agreement for Alberta Tenants and Landlords\*

This Pet Agreement is an amendment made to the residential tenancy agreement for the property located at \_\_\_\_\_ (*insert the address of the rental property*),  
between:

\_\_\_\_\_

Tenant

and

\_\_\_\_\_

Tenant

(hereinafter referred to as "Tenant")

- and -

\_\_\_\_\_

Landlord

THE LANDLORD AND THE TENANT AGREE AS FOLLOWS:

### 1. Permission

The Landlord agrees that the Tenant is permitted to keep the pet(s) described in section 3 of this agreement in the rental property.

### 2. Condominium Board Approval

A. Is condominium board approval needed for pets to occupy the rental unit? Yes / No (*circle one*)

B. If approval is needed, then who is going to get this approval from the board? Landlord / Tenant (*circle one*)

### 3. Description of Pets

Type of Pet: \_\_\_\_\_

Type of Pet: \_\_\_\_\_

Name of Pet: \_\_\_\_\_

Name of Pet: \_\_\_\_\_

Description: \_\_\_\_\_

Description: \_\_\_\_\_

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#### 4. Responsibility

The Tenant agrees that as the pet owner, the Tenant shall be fully responsible and liable for any damage or injury caused by the pet(s), including but not limited to, damage caused to or in the rental property, furnishings and common areas.

#### 5. Pet Policy

The Tenant also agrees to obey the pet policy of the building, if any, and acknowledges that any breach of the pet policy or law could result in the tenancy being terminated.

#### 6. Landlord's Entry

- A. The Tenant agrees that the Landlord has the right to enter the rental property without notice, if there is reasonable cause to believe that a pet has been left alone, is in distress, is creating a disturbance or any other emergency situation appears to exist.
- B. The Landlord shall attempt to contact the Tenant before entering the rental property.
- C. The Landlord may make reasonable arrangements for the pet's care. The Tenant agrees to reimburse the Landlord for any reasonable expenses incurred by the Landlord for the pet's care.

#### 7. Pet Fee or Pet Deposit

**Note:** For the following section, chose the option that best fits your situation.

OPTION

- The Tenant agrees to pay to the Landlord \$\_\_\_\_\_ as a non-refundable pet fee.
- The Tenant acknowledges that the Landlord will not return any of this money to the Tenant.

OR

OPTION

- This Tenant agrees to pay to the Landlord \$\_\_\_\_\_ as a refundable pet deposit. The Landlord and the Tenant both acknowledge that the total of the pet deposit, plus the total of the security deposit, when added together, equal one month's rent or less. This pet deposit is fully refundable if the Landlord determines that there are no damages that can be attributed to the pet in the property.

OR

OPTION

- The Tenant is not required to pay any money as a pet fee or pet deposit.

## 8. Required Information

The Tenant agrees to provide the following information to the Landlord and to notify the Landlord in writing of any changes to the information:

Emergency caretaker for pet(s):

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

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

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

Email: \_\_\_\_\_

Veterinarian:

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

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

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

Email: \_\_\_\_\_

## 9. Dispute Resolution

A. If a problem arises that is not directly dealt with by this Agreement, the Landlord and the Tenant agree to talk to each other about the problem, with honest intentions to resolve it.

B. If the Landlord and the Tenant cannot resolve the issue, then the Landlord and Tenant agree to the following methods of conflict resolution:

*Note: Choose the option that works best for your situation.*

mediation

decision by Landlord

## 10. Acceptance

The Landlord has signed this agreement on \_\_\_\_\_, 20\_\_.

Signature: \_\_\_\_\_

The Tenants have signed this agreement on \_\_\_\_\_, 20\_\_.

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

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