

BC HOUSING PET OWNERSHIP RULES

GENERAL

1. All tenants who keep a Pet must comply with these rules and no tenant may keep an animal in the rental unit or on the residential property except as specifically permitted by these rules. These rules, as amended from time to time, form part of the tenancy agreement for the rental unit.
2. In these rules, the defined terms have the same meaning as in the tenancy agreement for the rental unit, except that:
 - a) "Pet" means any domesticated animal which is kept or fed;
 - b) "rental unit" includes not only the area as defined in the tenancy agreement, but also any balcony, porch, patio or fully enclosed outdoor area adjacent to and accessible from such rental unit;
 - c) "Rodent" means a domesticated gerbil, hamster, rat, mouse or guinea pig; and
 - d) "Vicious or Dangerous Dog" means any dog with a known tendency or disposition to attack a person or a Pet without provocation, or any dog trained for fighting.

PETS ALLOWED

3. A tenant may keep the following animals as a Pet:
 - a) up to two birds;
 - b) one rabbit;
 - c) fish (aquarium size must comply with the tenancy agreement for the rental unit including written consent from BC Housing for any aquarium size 20 gallons or over);
 - d) one Rodent;
 - e) one ferret;
 - f) one cat, if registered with BC Housing; or
 - g) one dog, except a Vicious or Dangerous Dog, if registered with BC Housing.
4. A tenant **must not** keep more than one cat or one dog, and must not keep both a cat and a dog.
5. Livestock, and/or any animals intended for human consumption are prohibited (e.g. chickens).
6. Exotic animals, such as snakes, lizards, spiders, etc. are prohibited.
7. A Pet (except a Vicious or Dangerous Dog) is permitted in the rental unit without registration or approval if the Pet is participating in a visitation program approved by BC Housing. A tenant must ensure that a Pet on a visitation program or a Pet belonging to guest(s) of a tenant complies with these rules.

REGISTRATION OF PETS

8. Prior to keeping a cat or dog, a tenant must apply to BC Housing for registration. This application must be on the form provided by BC Housing and must include:
 - a) a description sufficient to identify the cat or dog;
 - b) the name, address and telephone number of a person who will care for the cat or dog whenever the tenant is unable to do so;
 - c) proof that the cat or dog has been spayed or neutered; and
 - d) a photo of the cat or dog.
9. BC Housing may refuse an application to register a cat or a dog if:
 - a) keeping the cat or dog will pose a serious threat to the health or safety of other tenants or BC Housing staff; or
 - b) the tenant fails to provide all information required by these rules.
10. Every tenant who keeps a registered Pet will:
 - a) Pay a pet deposit, immediately upon registering their pet; and
 - b) Notify BC Housing immediately of any changes in the information provided with the application for pet registration.

RULES GOVERNING PETS

- 11. A tenant must not allow a Pet to enter a laundry room, library or lounge on the residential property. This rule does not apply to assistance dogs which have been professionally trained to provide assistance to persons with disabilities and have been approved by BC Housing.
- 12. A tenant must:
 - a) ensure that the tenant's dog is restrained on a leash when passing through common areas of the residential property;
 - b) not chain or leave any cat or dog unattended anywhere within the residential property other than within the rental unit;
 - c) not leave any Pet unattended on the residential property, other than within the rental unit;
 - d) immediately remove all waste deposited by the tenant's Pet on common areas of the residential property;
 - e) ensure that all litter (including waste) from the tenant's Pet is bagged and placed directly in garbage bins and not placed in garbage chutes or toilets; and
 - f) take sufficient and timely action to remove an infestation of fleas, lice, ticks or other external parasites from the tenant's Pet and the rental unit. The landlord may undertake to have the rental unit treated by a professional pest control company and charge back all costs to the tenant.
- 13. When BC Housing is required to enter the rental unit for maintenance work or otherwise (unless in an emergency), the tenant must either remove the cat or dog from the rental unit or remain in the rental unit and keep the dog or cat under control at all times.
- 14. Subject to the requirements of the Residential Tenancy Act, BC Housing is entitled to enter any rental unit where a tenant keeps a Pet to inspect the rental unit and determine whether the tenant is complying with these rules.
- 15. A tenant keeping a Pet must comply with all applicable municipal bylaws. Where these rules conflict with any municipal bylaw, the bylaw will govern.

REMOVAL OF PET

- 16. BC Housing may require a tenant to remove a Pet from the rental unit and residential property or BC Housing may end the tenancy agreement if:
 - a) the tenant breaches these rules or fails to care for the Pet; or
 - b) the Pet:
 - i) causes noise or obnoxious odours which disturb other tenants;
 - ii) causes a health hazard to other tenants;
 - iii) urinates or defecates anywhere within a building (other than within the rental unit), within any cultivated flower or vegetable garden or within any children's play area; or
 - iv) bites, claws, aggressively pursues or otherwise harms any person or Pet;
 - v) causes damage to the rental unit or common areas of the residential property; or
 - vi) the Pet owner fails to rectify an infestation of fleas, lice, ticks or other external parasites.

LIABILITY OF TENANT

- 17. The tenant is liable for any damage done to the rental unit, the common areas of the residential property or to other rental units within a building, or harm done to persons caused by the tenant's Pet or a Pet belonging to a guest of the tenant.

I /we: _____ / _____ / _____ / _____
hereby acknowledge receipt of a copy of the BC Housing Pet Ownership Rules and agree to comply with same.

In the event of my death or other emergency, I/we appoint _____ as Guardian of my/our pet.

SAMPLE TENANT

TODAY'S DATE

Signature

Date

Signature

Date

SAMPLE DEVELOPMENT

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101 – 1000 SAMPLE Street, Sample City, BC V9Z 9Z9

Development

Prop. Ref. No

Address