



LCAHS

LOWER COLUMBIA
AFFORDABLE HOUSING SOCIETY

Policies and Procedures

Policy #Ops-16-2021 Pets

Purpose:

To minimize damage to rental units, and to not exclude qualified potential tenants who are pet owners, the following Pet Policies apply except where more restrictive Strata or local government regulations apply.

Policies:

1. Subject to review by the landlord, an existing dog or cat of a potential tenant may be permitted.
2. The weight of the existing pet under consideration may not exceed 9 kilograms (20 pounds).
3. No pets other than a cat or dog will be permitted.
4. Tenants are not allowed to acquire new pets while tenants of LCAHS rental units.
5. Tenants with permitted pets are required to pay a Pet Damage Deposit that is equal to 50% of the monthly rent of the unit.
6. A pet permitted through a Tenancy Agreement, must be licensed in accordance with the applicable local government bylaw.
7. Pets must be on a leash and under control or in a secure cage at all times when in indoor or outdoor common areas.
8. The tenant will pick up waste from their pet immediately from any area on the property, including the tenant's rental unit.
9. The tenant is responsible for any and all damages caused by their pet including, but not limited to, damage to the walls, floors, carpets, bathtub, drapes/blinds, patio or balcony.
10. The tenant will maintain a regular flea control and vaccination program for their dog or cat. Should flea infestation from their pet occur in the rental unit or on LCAHS property, the landlord may require the tenant to have the carpets cleaned and the rental unit



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de-fleaed. Should the tenant not act promptly in this regard, the landlord may seek compensation from the tenant from the subsequent flea removal treatment

11. All pet owners must ensure that their pet is kept well-groomed, including keeping their nails trimmed to limit potential noise and damage related to pacing and scratching.
12. A pet must not be left in the rental unit if the tenant will be absent for more than eight (8) hours. If the pet is left in the care of an alternate caregiver in the unit, their name and telephone number must be provided to the landlord.
13. When the landlord is required to enter the rental unit for maintenance work or otherwise (unless in an emergency), the tenant must either remove the pet from the unit or remain in the unit and keep the pet under control at all times.
14. Subject to the *Residential Tenancy Act*, the landlord is entitled to enter any rental unit where a tenant keeps a pet to inspect the unit and determine whether the tenant is complying with this policy.
15. Failure by the tenant to comply with any of the above terms and conditions will be considered a breach of a material term of the Tenancy Agreement and may result in the landlord requiring the tenant to permanently remove the pet from the property or issuing a notice to end tenancy.

Policy Committee reviewed: February 2021; March 2021

Board Approved: September 2016, April 2021

Next Review: April 2024