

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.

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, make sure you are looking at places that accept pets. Be honest with your landlord. If you have a pet without permission from your landlord, they could apply to end your tenancy as you have breached the lease.



2. Make sure you get the right pet for your lifestyle.

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



3. Be considerate.

There are some landlords who used to allow pets in their buildings but no longer allow pets after bad experiences with tenants who had pets. Don't be the tenant who ruins it for everybody by converting a pet-friendly landlord into a "No Pets, No Exceptions," landlord. Pick up after your dog outside and wipe off their feet at the door so dirt isn't tracked into the common areas. Make sure you clean the litterbox regularly. Consider putting down a throw rug if you have hardwood in your place to muffle the sound of your animal's nails on the floor.



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 appliances, and in the carpet. You will usually have to pay to have your carpet professionally cleaned when you move out.



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 the two of you is to write them down. If you pay your landlord a pet deposit so that you can have a pet, do you know if you will 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 at www.landlordandtenant.org

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