

PET AGREEMENT & LEASE ADDENDUM

This Pet Agreement and Lease Addendum ("Pet Addendum") forms part of the Residential Tenancy Agreement ("Tenancy Agreement") between the Landlord and Tenant.

Its purpose is to support safe, respectful, and successful pet inclusive housing by establishing clear expectations, shared responsibility, proactive communication, and risk management practices that protect the wellbeing of pets, tenants, landlords, and the property.

This Pet Addendum recognizes pets as valued members of the household while affirming that responsible pet ownership is essential to tenancy stability.

APPROVED PETS & DISCLOSURE

Only pets that have been fully disclosed by the Tenant and approved in writing by the Landlord are permitted on the premises.

Approved Pet(s):

- Type of animal: _____
- Breed / Description: _____
- Name: _____
- Age: _____
- Weight (if applicable): _____
- Emergency Contact for Pet: _____

No additional pets may be kept on the Property without the prior written consent of the Landlord.

*Replacement of a pet or introduction of a new pet requires prior written approval and may be reassessed.

Permission to Keep Approved Pet(s)

The Landlord agrees that the Tenant (Pet Guardian) may keep only the above described approved Pet(s) at the rental premises located at:

Property Address: _____

This permission is conditional upon full compliance with the Tenancy Agreement and this Pet Addendum.

DEPOSITS, DAMAGE RESPONSIBILITY, & FINANCIAL RISK MANAGEMENT

Pet Deposit / Damage Agreement

(select one)

☐ The Tenant agrees to pay a refundable Pet Deposit of \$_____ prior to pet occupancy.

AND

☐ The Tenant agrees that the Landlord may deduct reasonable costs related to pet caused damage from the refundable Damage Deposit, as permitted by the Residential Tenancies Act (Alberta).

Damage Responsibility

The Tenant is financially responsible for any damage, cleaning, or repair costs caused by the pet that exceed normal wear and tear, including but not limited to:

- Professional cleaning or repair of flooring or carpets
- Repair or replacement of damaged walls, doors, windows, screens, or fixtures
- Repair of outdoor areas or landscaping damaged by pets

Any costs exceeding the applicable deposit remain the responsibility of the Tenant.

Where required by the Landlord, the Tenant shall maintain tenant insurance that includes liability coverage for pet related incidents.

Responsible Pet Ownership & Care

The Tenant agrees to provide consistent, appropriate, and humane care for all approved pets, including:

- Adequate food and water
- Safe shelter and comfortable living conditions
- Daily exercise and mental enrichment appropriate to the species
- Necessary veterinary care

The Tenant agrees not to neglect, abandon, or place any pet in unsafe or inhumane conditions. All pets must be kept in compliance with:

- Municipal bylaws (including licensing and leash laws)
- The Alberta Animal Protection Act
- Any other applicable animal welfare legislation

VETERINARY CARE, VACCINATION, & LICENSING

The Tenant is responsible for ensuring that approved pet(s):

- Are up to date on core vaccinations
- Are spayed or neutered where species-appropriate
- Are licensed as required by municipal bylaws
- Receive regular veterinary care

Upon reasonable request, the Tenant agrees to provide proof of compliance with these requirements.

BEHAVIOUR, TRAINING & SUPERVISION EXPECTATIONS

Pets must be non aggressive and safe around people and other animals.

The Tenant agrees that pets:

- Will be appropriately supervised and not left unattended for unreasonable periods.
 - » Unreasonable periods are defined as any absence that compromises the animal's welfare.
- Will be house trained or litter trained, as applicable
- Will not engage in excessive noise, destructive behaviour, or disruptive conduct.
 - » Excessive noise would be considered at the landlord's discretion as a result of or risking noise complaints from neighbours.

The Tenant is responsible for addressing early signs of stress, anxiety, or behavioural change.

Behaviour based expectations apply. Decisions will not be based on breed, size, or appearance, but on observed behaviour and impacts.

Where behavioural concerns arise, reasonable efforts to remediate (e.g., training, veterinary consultation) will be considered before escalation, where appropriate.

Positive reinforcement based training methods are strongly encouraged.

Pets must not pose a demonstrated risk to the safety of persons or other animals, including:

- Biting or attempted biting
- Repeated aggressive behaviour
- Formal designation as a “dangerous animal” under municipal bylaws

CLEANLINESS, HYGIENE, & PEST PREVENTION

The Tenant agrees to maintain a clean and sanitary living environment by:

- Prompt removal and proper disposal of pet waste
- Regular cleaning of litter boxes, bedding, and feeding areas
- Routine grooming and hygiene
- Prompt attention to fleas, parasites, or pest concerns
- Preventing persistent pet related odours

PROPERTY CARE & DAMAGE PREVENTION

The Tenant agrees to take reasonable, proactive steps to prevent pet related damage, including but not limited to:

- Providing appropriate scratch posts, chew toys, and enrichment
- Maintaining routine grooming and nail trimming
- Using protective materials where appropriate (e.g., mats, coverings, or barriers)

Reasonable Wear and Tear vs. Damage Beyond Normal Wear

For the purpose of this Pet Addendum:

Reasonable wear and tear refers to the normal, gradual deterioration of the premises that occurs over time through ordinary use, despite reasonable care. This may include, for example:

- Minor scuffing or light wear to flooring or baseboards
- Fading of finishes due to sunlight or normal use
- Minor nail marks or impressions consistent with normal occupancy over time
- Routine aging of materials that is not caused by negligence or misuse

Damage beyond normal wear and tear refers to deterioration, breakage, or soiling that results from neglect, insufficient supervision, inadequate care, or preventable pet behaviour. This may include, for example:

- Deep scratches, gouges, chewing, or torn surfaces to floors, doors, trim, or fixtures
- Stains, odours, or soiling that require professional remediation beyond standard cleaning
- Damage resulting from unaddressed accidents, untreated pests, or prolonged unsanitary conditions
- Structural or repeated damage that exceeds what would reasonably occur through normal use

Where damage beyond reasonable wear and tear is determined to have been caused by the pet, the Tenant is responsible for the cost of repair, cleaning, or replacement through deduction of applicable damage or pet deposit, in accordance with the Residential Tenancies Act (Alberta) and this Tenancy Agreement.

The intent of this distinction is to ensure fairness and clarity, recognizing that normal use of a home—including pet inclusive living—will result in some wear, while also holding tenants accountable for preventable or excessive damage.

SAFETY, CONTROL, & COMMUNITY CONSIDERATION

Pets must be appropriately controlled at all times, including:

- Leash or restraint use in common or public areas
- Secure containment when unsupervised
- Ensuring pets do not escape or access restricted areas

The Tenant agrees to ensure pets do not unreasonably interfere with the quiet enjoyment of others.

The Landlord may conduct periodic inspections of the premises, in accordance with the Residential Tenancies Act (Alberta), to assess property condition, maintenance, and compliance with this Pet Addendum.

EMERGENCY ENTRY FOR ANIMAL WELFARE

The Tenant agrees that pets will not be left unattended for prolonged periods that may compromise their welfare. The Landlord may request general information regarding typical daily absence to support animal welfare and suitability of the housing environment.

The Tenant understands and agrees that the Landlord may enter the premises without prior notice where the Landlord has reasonable grounds to believe that:

- An approved pet is in a state of distress and requires immediate assistance; or
- The pet has been abandoned, as defined under the **Alberta Animal Protection Act**. Any such entry will be limited strictly to what is reasonably necessary to assess and protect the animal's wellbeing.

Where practicable, the Landlord will make reasonable efforts to notify the Tenant as soon as possible following such entry.

This provision does not limit Landlord or Tenant rights and obligations under the **Residential Tenancies Act (Alberta)**.

Abandonment

The Tenant must not leave any pet unattended on the premises upon vacating the unit. Any animal left behind may be treated as abandoned and handled in accordance with applicable legislation.

PET DOCUMENTATION CHECKLIST & REVIEW

To support clear communication, risk management, and responsible pet inclusive housing, the following documentation may be requested by the Landlord and provided by the Tenant as part of the pet approval process or during the tenancy.

Submission and review of these documents does not guarantee pet approval but supports informed, behaviour based decision making and proactive tenancy management.

Recommended Pet Documentation

☐ Pet Resume

A brief summary prepared by the Tenant that may include:

- Pet's name, age, species, and description
- Daily routine, exercise needs, and enrichment
- Training history and behaviour strengths
- Length of time in the Tenant's care
- Previous rental or housing experience (if applicable)

☐ Reference Checks

Contact information and consent for applicable references, which may include:

- Previous landlords or property managers
- Veterinarians
- Pet sitters, trainers, or animal care professionals

References may be used to confirm responsible pet guardianship, supervision, and tenancy history.

☐ Condition Reports

Photographic and/or written documentation that may include:

- Pre occupancy condition of flooring, walls, doors, and outdoor areas
- Any existing wear or damage noted prior to pet occupancy

Condition reports support shared clarity around reasonable wear and tear versus pet caused damage and may be updated during the tenancy as agreed.

Documentation Use & Privacy

- All documentation will be used solely for tenancy related decision making, pet approval, and risk management purposes.
- Information will be handled in a respectful and confidential manner, in accordance with applicable privacy obligations.
- Requests for documentation will be reasonable, proportionate, and related to pet wellbeing, property care, and tenancy stability.

The intent of this checklist is to promote transparency, fairness, and collaboration, supporting successful long term tenancies for tenants with pets, landlords, and the broader community.

COMMUNICATION & EARLY RESOLUTION PROCESS

Both parties agree to maintain open, respectful, and proactive communication regarding pet related concerns.

Primary Communication Channel

- Pet related concerns will be communicated in writing via email, except where urgent safety or welfare issues require immediate verbal contact.

Resolution Framework

When concerns arise, the following steps will be used wherever reasonably possible:

1. Objective Identification

The concern will be described factually, based on observable behaviour or impacts.

2. Invitation to Collaborate

Communication will invite problem solving in good faith, with shared goals of pet wellbeing and tenancy stability.

3. Action Oriented Solutions

Solutions will be practical and proportionate, identifying:

- Actions required
- Responsible party (Tenant, Landlord, or external supports)
- Reasonable timelines

4. Use of External Supports

Where appropriate, behaviour trainers, veterinarians, animal welfare organizations, or community resources may be engaged.

5. Documentation & Outcome

Agreed solutions and outcomes will be documented in writing to support clarity and accountability.

The intent of this process is prevention, early intervention, and constructive resolution.

INSURANCE

Where required by the Landlord, the Tenant shall maintain tenant insurance that includes liability coverage for pet related incidents.

This supports shared risk management and helps protect both the Tenant and Landlord in the event of accidental injury or property damage involving pets.

NON-COMPLIANCE

Where concerns related to the pet arise, the Landlord will, where reasonable, work with the Tenant to address the issue through progressive and reasonable steps before pursuing enforcement action. This may include:

- Verbal or written communication identifying the concern
- Opportunity for the Tenant to correct or address the issue
- Reasonable timelines for compliance or corrective action
- Additional written notice if concerns persist

Written notices should outline:

- The specific concern
- Required corrective action
- A reasonable timeframe to comply

Where appropriate, tenants may also be encouraged to access supportive resources such as veterinary care, behaviour training, enrichment strategies, or Calgary Humane Society support services.

If concerns remain unresolved after reasonable efforts to address them, further action may be taken in accordance with the Residential Tenancies Act (Alberta), including potential termination of the tenancy where legally justified.

ACKNOWLEDGMENT

By signing below, the parties acknowledge that they understand and agree to the terms of this Pet Addendum.

Tenant Name(s): _____

Signature: _____

Date: _____

Landlord / Property Manager Name: _____

Signature: _____

Date: _____