

## REFERENCE CHECK QUESTIONNAIRE (PET-FOCUSED)

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

Pet Name / Type: \_\_\_\_\_

Reference Name & Role: \_\_\_\_\_

Relationship to Tenant: \_\_\_\_\_

Date: \_\_\_\_\_

### PET BEHAVIOUR & PROPERTY CARE

1. How long did the tenant rent the property?

2. Did the tenant's pet cause any damage beyond reasonable wear and tear?

Reasonable wear and tear defined: 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

☐ No

☐ Yes — please describe what occurred and how it was resolved:

3. Were hygiene, cleanliness, and waste management adequately maintained?

☐ Yes

☐ No

☐ Not applicable

Comments: \_\_\_\_\_

### RESPONSIVENESS & COMMUNICATION

4. If concerns arose, was the tenant responsive and cooperative?

☐ Yes

☐ Somewhat

☐ No

Comments: \_\_\_\_\_

5. Did the tenant comply with pet related lease requirements?

- ☐ Yes  
☐ Partially  
☐ No

Comments: \_\_\_\_\_

## NOISE/DISTURBANCE

6. Was the pet known to vocalize?

- ☐ Yes  
☐ No  
☐ Occasionally

Please explain: \_\_\_\_\_

7. If yes, how did the tenant manage this?

Please explain: \_\_\_\_\_

8. Did it become disruptive to neighbours or other tenants?

- ☐ Yes  
☐ No  
☐ Occasionally

Please explain: \_\_\_\_\_

## ABSENCES

9. How long was the pet left alone during the day?

- ☐ Less than 3 hours  
☐ More than 3 hours but less than 8 hours  
☐ More than 8 hours  
☐ Unknown

10. Was the pet known/observed to be disruptive during this time?

Please explain: \_\_\_\_\_

## PET RELATED COMPLAINTS

11. Did the tenant receive any complaints related to their pet?

- ☐ No  
☐ Yes

Please explain: \_\_\_\_\_

## MOVE OUT CONDITION

12. Was there property damage related to the pet beyond normal wear and tear observed and documented on the move out date?

☐ No

☐ Yes

Please explain: \_\_\_\_\_

13. Did the owner take accountability, and was a resolution achieved?

☐ Yes

☐ No

☐ Somewhat

Please explain: \_\_\_\_\_

14. Was the damage deposit returned at the end of the rental period?

☐ Yes

☐ No

☐ Partially

Please explain: \_\_\_\_\_

## OVERALL ASSESSMENT

15. How would you describe the pet's general behaviour in a rental setting?

☐ Well behaved

☐ Manageable with structure

☐ Ongoing concerns

Comments: \_\_\_\_\_

16. Would you rent to this tenant with their pet again?

☐ Yes

☐ No

☐ With conditions

Please explain: \_\_\_\_\_