SCREENING QUESTIONS FOR PET-OWNING APPLICANTS

PET BACKGROUND

1. What type of pet do you have, and how long have you had them?

2. How would you describe your pet's behaviour in a home environment?

3. Is your pet spayed/neutered?

4. Is your pet up to date on vaccines, including rabies?

SUPERVISION & ROUTINES

5. How long is your pet left alone during a weekday?

6. How is your pet supervised or managed when you are not at home?

7. What daily exercise or enrichment does your pet receive?

BEHAVIOUR MANAGEMENT

8. What training or routines does your pet follow?

9. If your pet engages in barking, scratching, chewing, or other behaviours, how do you address these issues?

RENTAL HISTORY & RESPONSIBILITY

10. Have you rented with this pet before?
    - ☐ Yes
    - ☐ No

If yes, were any pet related concerns raised? How were they resolved?

11. How do you distinguish between normal wear and tear versus damage that requires repair or professional cleaning?

12. Has your pet ever caused damage to a home?
    - ☐ Yes
    - ☐ No

If yes, how did you address it?

13. Does your pet vocalize? Under what circumstances? For how long?

If yes, how do you manage this?

14. What steps do you take to ensure the yard/home are maintained and clean?

15. How do you manage litterboxes and/or outdoor excrement to ensure pet-related odours are kept to a minimum?

16. Do you carry tenant insurance that includes pet-related liability?

SUPPORT & COMMUNICATION

17. If a concern arose during your tenancy, how would you prefer to work with the landlord to resolve it?

18. Who is your emergency contact?

19. Do they know what to do if you are away unexpectedly or unable to return home?

CONCLUSION

20. On a scale of 1 to 5, how confident are you that your pet is suited to this particular rental property?

1 – Very unsure
2 – Unsure
3 – Somewhat sure
4 – Very sure
5 – Extremely sure

21. What do you think I need to know about you and your pet as a landlord?

BEST PRACTICE NOTE FOR LANDLORDS

These tools are intended to:

- Reduce uncertainty through clear information
- Focus on behaviour and management, not breed, size, or assumptions.
- Support early intervention and communication
- Align expectations with the Pet Agreement and Alberta tenancy law

Screening is not about exclusion—it is about clarity, fairness, and long term success for tenants, landlords, and pets.