



## **PET POLICY**

This policy has been created in the best interest of the pet owner and landlord to ensure the comfort of all occupants of the dwelling. This policy shall be used in conjunction with the Micro Boutique Pet Agreement. No pet is permitted without a signed agreement.

## **PET RESTRICTIONS**

Given the size and design of Micro Boutique, the following pets are banned from all Micro Boutique units. Exceptions, although rare, may be granted by the Landlord:

1. Canines (dogs) greater than 40lbs
2. Felines (cat) regardless of size, age, etc.
3. Reptiles (snakes, lizards, etc)
4. Birds

No tenant shall have more than one pet per unit.

Additionally, the tenant agrees to properly and at all times observe the following guidelines on ownership of a pet:

- Tenants shall exercise proper restraint of a pet so as to prevent it from becoming a nuisance to any other tenant or person. Dogs will wear an identification collar at all times.
- Pets of vicious or dangerous disposition shall not be permitted. Any pet duly determined to constitute as a nuisance or threat to anyone will be required to be immediately removed.
- A pet will not be permitted to disturb the health, safety, rights, comfort or peaceful and quiet enjoyment of other tenants.
- Pets except service animals will not be permitted to enter eating or gathering areas, except where properly restrained and where such is not offensive to the other tenants.
- Pets except service animals will not enter areas designated as no-pet areas by the housing manager.
- Tenants shall be responsible for the proper care and feeding of their pets.

## **PET FEES**

The tenant agrees to pay to the landlord \$250.00 as a refundable pet deposit. This pet deposit

is fully refundable if the Landlord determines that there are no damages that can be attributed to the pet(s) in the property. Additionally, a non-refundable pet fee of \$25 will be charged monthly.

### **PET RESTRAINTS**

Pets shall be restrained (dogs must be leashed) when on development property outside the owner's apartment.

### **TENANT MAINTENANCE OBLIGATIONS**

Tenant agree to promptly and regularly perform the following obligations in respect to ownership of a pet:

- keep the unit and its patios, if any, clean and free of pet odors, insect infestation and pet feces, urine, waste and litter
- restrain and prevent the pet from gnawing, chewing, scratching or otherwise defacing the doors, walls, windows and floor coverings of the unit, other units and the common area, buildings, landscaping and shrubs.
- immediately remove, clean up and appropriately dispose of any pet feces, waste and litter deposited by the tenant's pet on the common grounds, shrubs, flower beds, sidewalks, accessways, parking lots.
- dispose of pet waste and litter using procedures for the tenant's specific building.

### **LANDLORD ENTRY**

- The Tenant agrees that the Landlord has the right to enter the rental property once per month for inspection purposes.
- The Tenant agrees that the Landlord has the right to enter the rental property without notice, if there is reasonable cause to believe that the pet has been left alone, is in distress, is creating a disturbance, or any other emergency situation appears to exist.
- In the absence of the Tenant's care, the Landlord may make reasonable arrangements for the pet's care. The Tenant agrees to reimburse the Landlord for any reasonable expenses incurred by the Landlord for the pet's care.

### **BREACH**

The Tenant agrees to obey the pet policy of the building and acknowledges that any breach of this policy will result in eviction of the pet within a 24 hour period.