



Little Shuswap Lake Indian Band

PET POLICY ADDENDUM TO TENANCY AGREEMENT

1. The Landlord, the Little Shuswap Lake Indian Band, agrees that the Tenant, _____, may keep the following pets at the Rental Home located at _____:

Pet Name	Breed	Colour	M/F	Age	Neut/Spay?

(collectively, the “**Pet(s)**”).

2. The Tenant shall not keep any pet at the Rental Home except as specified in paragraph 1 of this Addendum to the Tenancy Agreement. If the Tenant wants another pet after moving in, the Tenant must obtain the Landlord’s prior written consent.
3. The Tenant acknowledges that he/she is responsible for the health and welfare of the Pet(s).
4. If there is reasonable cause to believe an emergency situation exists with respect to the Pet(s) and the Landlord is unable to contact the Tenant, the Landlord may contact and assist the local animal control authority in entering the Rental Home in accordance with the terms of the Tenancy Agreement.
5. The Tenant shall not leave the Pet(s) unattended in the Rental Home for long periods of time without making reasonable arrangements for the care of the Pet(s).
6. The Tenant shall ensure that the Pet(s) will not cause damage to the Rental Home and shall keep the Rental Home clean and free from parasites, including by regularly treating the Pet(s) for fleas and worms (if appropriate).
7. The Tenant shall ensure that the Pet(s) does not disturb or cause a nuisance to others, which includes, without limitation, preventing excessive noise or damage to other people’s property.
8. The Tenant shall keep the Pet(s) under control and, with respect to dogs, on a leash in all public places, including common areas and walkways.
9. The Tenant shall not leave animal waste inside their properties, unless the animal is a caged pet or trained to use a litter box. Litter boxes must be cleaned regularly and the waste put in the garbage.
10. The Tenant shall not keep any Pet(s) for the purposes of breeding or selling.
11. The Tenant will be solely responsible for any damage caused by the Pet(s) to the Rental Home and grounds.
12. At the end of the tenancy, the Tenant will pay for the costs of any repairs or cleaning required to restore the Rental Home and grounds to rentable condition as required under the Tenancy Agreement, including professional carpet cleaning, whether such repairs or cleaning are conducted by the Tenant or the Landlord.
13. Upon execution of this Addendum to the Tenancy Agreement, the Tenant will pay to the Landlord a pet damage deposit in the amount of \$_____ which is one-half Rent as set out in the Housing Policy to be held by the Landlord against proper performance of the Tenant’s covenants under this Addendum to the Tenancy Agreement (the “Pet Damage Deposit”).
14. The Landlord will reimburse the Pet Damage Deposit, to the Tenant within 14 days of the Tenant vacating the Rental Home, unless the Tenant does not leave the Rental Home in re-rentable condition, in which case, the Landlord is entitled to use the Pet Damage Deposit to pay for the cost of any repairs of damage to the Rental Home caused by the Pet(s) or any additional cleaning as may be required to bring the Rental Home into re-rentable condition. Any portion of the Pet Damage Deposit remaining after the Landlord has used it in accordance with the Tenancy Agreement will be reimbursed to the Tenant. The Tenant is liable to reimburse the Landlord for any costs incurred by

the Landlord to restore the Rental Home to re-rentable condition as a result of damage caused by the Pet(s) that are not covered by the Pet Damage Deposit.

The parties have executed this Agreement on _____, 2016.

Signed by Little Shuswap Lake Indian Band)
 AUTHORIZED SIGNATORY at _____)
 In the Province of _____ this ___ day of)
 _____, 20___, in the presence of:)
)
)
)
 _____)
 Signature of Witness)
 _____)
 Name of Witness)
 _____)
 Address of Witness)
 _____)
 Occupation of Witness)

LANDLORD

 Authorized Signatory
 Little Shuswap Lake Indian Band
 (Print name: _____)

Signed by _____/Tenant #1 at)
 _____ in the Province of _____)
 this ___ day of _____, 20___, in the presence of:)
)
)
)
 _____)
 Signature of Witness)
 _____)
 Name of Witness)
 _____)
 Address of Witness)
 _____)
 Occupation of Witness)

TENANT #1

 Tenant #1
 (Print name: _____)

Signed by _____/Tenant #2 at)
 _____ in the Province of _____)
 this ___ day of _____, 20___, in the presence of:)
)
)
)
 _____)
 Signature of Witness)
 _____)
 Name of Witness)
 _____)
 Address of Witness)
 _____)
 Occupation of Witness)

TENANT #2

 Tenant #2
 (Print name: _____)

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