



RENTING

WITH PETS

Information for Tenants

Show landlords that you and your pet would make good tenants.

Read information about being a responsible pet owner.

Renting with pets



When looking for a place to rent for you and your pet, there are things you can do to make your search easier.

Get a reference

The best references for you and your pet are letters from previous landlords. They can vouch for you and say that your pet is well-behaved and won't cause problems or damage in a rental unit.

If you have not rented with your pets before, ask your veterinarian to write a letter that says you:

- are a responsible pet owner
- have a well-behaved pet
- provide routine health care for your pet (ex: vaccinations, flea treatments)
- visit the vet when your pet is sick or needs treatment

Write a brief description and history of your pet(s) (sample attached)

Use the attached form to talk about your pet's behaviour: how it behaves in your home and if it's had any obedience training.

Give details of your pet's last vaccinations, flea and worm treatments and proof that your pet is licensed (if it's required). Include contact information for your vet and another person who will care for your pet in an emergency.

Six tips for renting with pets

1. Don't wait until the last minute to start your search.

Begin looking for a pet-friendly rental property at least six to eight weeks before you need to move.

2. Be flexible.

Look at a lot of different locations/neighbourhoods and property types (ex: apartment blocks, houses). This will improve your chances of finding a suitable place for you to live with your pet. The fewer limitations you put on your housing choices, the easier it will be for you to find a place.

3. Introduce your pet to your new landlord.

Your new landlord may be more comfortable with your pet if they meet it before you move in. Invite your landlord to your current home to show the animal has caused no problems there, or ask if you can bring your pet to show the landlord. This is especially important for dogs to show that your dog is calm and well behaved.

4. Don't sneak your pet in without permission.

Never keep a pet in a rental unit without the landlord's permission. This will only lead to future problems and the landlord can give you notice to move out.

5. Get written permission from the landlord.

If the landlord allows you to keep a pet in your rental unit, make sure you get their permission in writing. Ask them to add a clause to your tenancy agreement that says your pet is allowed to live there and any conditions set by the landlord. As well, make sure that any "no pets" clauses are removed from the agreement. If you already have one pet and would like to get another, talk to your landlord to make sure it's okay.

6. Be prepared to pay a pet damage deposit.

If your landlord allows you to have a pet, they can ask you to pay a pet damage deposit. A pet damage deposit collected between June 30, 2010 and July 31, 2014 can be no more than half of your monthly rent. Any pet damage deposit collected on or after August 1, 2014, can be up to one month's rent. Existing tenants who have already paid a pet damage deposit can't be asked to pay the increased amount. This is in addition to your security deposit and tenant services deposit (if applicable).



SAMPLE

Pet Information Form

My pet	
Name:	
Species:	
Breed:	
Sex:	
Age:	
Colour:	
Microchip No.	
Is your pet neutered?	
Is your pet currently licensed?	
Date of last vaccinations:	
Date of last flea treatment:	
Date of last worming:	

About my pet

Contact information for pet owner	
Name:	
Daytime phone number:	
Evening phone number:	
Contact information for veterinarian	
Name:	
Address:	
Phone number:	
Out-of-office contact number:	

Contact information for person who can care for my pet in case of an emergency

Name:	
Daytime phone number:	
Evening phone number:	

Be a responsible pet owner

Choose an appropriate pet

If you live in a pet-friendly rental unit and decide to get a pet, choose one that will fit your lifestyle and the type of place you live in. Consider: Do you go out a lot? Will the animal spend a good part of the day alone? How big is your rental unit? How big is your pet?

Clean up after your pet

One of the main problems with pets is their waste. Make sure your pet is housebroken and that you always clean up after it.

If your dog is not housebroken, you will need to train it.

When you take your dog for a walk outside the rental property, or within the grounds or common areas, make sure you always clean up after it. Dog owners are responsible by law for cleaning up after their dogs in public and can be fined for not doing so.

Keep your rental unit free from pet odours. Clean cages, fish tanks and litter boxes regularly. Follow any instructions your landlord gives you about getting rid of litter box contents.

Control your pet's noise

If your pet is making noise, find the cause of the problem. Dogs bark for many different reasons: because they are excited, scared, bored, frustrated, lonely, or guarding the home.

If you can't control your pet's noise, the landlord can give you a warning or a notice to move out.



Prevent property damage

One of the biggest reasons landlords don't allow pets is because they can damage property.

Small animals, like hamsters, gerbils and rabbits have sharp teeth and chew on things. If you let these pets out of their cages for exercise, always make sure you watch them. Be aware of wires and cables, as the animals can chew through them.

Cats naturally use their claws to scratch. Give them scratching posts and toys to stop them from clawing at the carpets and drapes.

Dogs are more likely to cause damage when they are bored or left at home for long periods. It's best not to leave a dog alone for more than four hours at a time. If your dog will be alone for longer than that, make sure you leave plenty of toys to keep them busy.

If your pet damages property, tell your landlord immediately and let them know how you will fix the problem. If necessary, show the landlord the damage and discuss ways to repair it. If you don't report the damage and the landlord discovers it later, you may be asked to move out and pay the cost to repair the damage.

Take good care of your pet

Pet owners are responsible for their pet's health and well-being. By law, they must provide them with enough food and water, exercise, comfortable living conditions and veterinary treatment. If you abandon your pet or do not properly care for it, you can face criminal charges from an animal welfare agency.

If you are going away for a while and leaving your pet behind, you must find someone to take care of it until you return. Leave your pet with friends or family or arrange for a kennel. In some situations, you can arrange for someone to come into your home to look after your pet.



Contact the Residential Tenancies Branch office nearest you if you have questions or concerns regarding pets in tenancies. You can also go online to www.manitoba.ca/rtb for more information.

Brandon Office:

Telephone: 204-726-6230
Toll free: 1-800-656-8481
Fax: 204-726-6589
Email: rtbbrandon@gov.mb.ca

Winnipeg Office:

Information unit: 204-945-2476
Toll free: 1-800-782-8403
Fax: 204-945-6273
Email: rtb@gov.mb.ca

Thompson Office:

Telephone: 204-677-6496
Toll free: 1-800-229-0639
Fax: 204-677-6415
Email: rtbthompson@gov.mb.ca

