



PET AGREEMENT

Tenant _____

Premises _____

Pet details _____

Licence No. _____

Veterinarian _____

THIS AGREEMENT IS SUBJECT TO

The City of Kingston By-Law 2004-144, Animal Regulations, 2004, 2015

The Dog Owners' Liability Act, R.S.O. 1990, c. D. 16

The Ontario Society for the Prevention of Cruelty to Animals Act R.S.O. 1990, CHAPTER O.36

The Residential Tenancies Act, 2006, S.O. 2006, c. 17

and

THE FOLLOWING CONDITIONS

The Tenant agrees that:

1. if the Pet
 - a. prevents the reasonable enjoyment of another tenant or the landlord, (RTA 2006, c. 17, s. 64 (1)).
 - b. causes odor or damage to the Premises (RTA, 2006, c. 17, s. 62 (1))
 - c. causes an allergic or phobic reaction to another tenant (RTA, 2006, c. 17, s. 76 (1)(b))
 - d. harms or acts aggressively towards another tenant, guest or maintenance staff (RTA, 2006, c. 17, s. 76 (1)(c))

then the Pet is to be removed from the Premises upon written notice. Failure to comply may result in eviction proceedings.

2. all vaccinations shall be up to date and verification made available upon request.
3. the Pet shall be under control (e.g, on leash, in crate), and shall not be left unattended in common areas of the Premises. (By-Law 2004-144, s. 4 (19))
4. should the Pet create a mess on or in the Premises (including the dwelling, porch, patio, deck, yard and driveway), the Tenant is responsible for immediate clean up. All pet droppings shall be placed in a bag, securely sealed and placed in the garbage. (By-Law 2004-144, s. 4 (23))
5. **Never flush cat litter or any pet product down the toilet or sink.**



-
6. removal of all odors, fleas and mites is the responsibility of the Tenant (e.g., cleaning carpets, fumigation). (RTA, 2006, c. 17, s. 33.)
 7. repair of all damages, such as replacing carpets, repairing floors and replacing trim, is the responsibility of the Tenant. (RTA, 2006, c. 17, s. 34.)
 8. should another tenant vacate the Premises because of the Pet, then the Tenant with the Pet agrees to assume all financial and legal obligations of the tenant that left.
 9. the above conditions apply to any pet under the care of a guest of the Tenant. Please read this agreement carefully.

By signing below, you agree to comply with the above municipal by-laws, provincial acts and terms and conditions and enter into a legally binding contract.

Tenant signature print name date

Tenant signature print name date

Tenant signature print name date

NomadHomes print name date