

Additional Conditions - Pet Agreement

This Pet Agreement is in reference to the rental property located at _____ in Montreal, QC.

Only one (1) domesticated animal (_____) is permitted in the subject residential unit. Any modifications to the type of animal to be kept should be provided in writing to the landlord for prior approval.

The pet permitted to stay in the subject residential unit shall only belong to the tenant occupying the premises. No other pets are permitted within the property, example caring for other people's pets in the subject residential apartment.

It is the tenant's responsibility to verify if the _____ must wear an identification collar or tag, which includes proof of current vaccinations. Verify with the city concerning regular dog/cat vaccinations and licenses.

Tenants must keep the pet under control at all times, so that they don't disturb other tenants and their guests. Tenants must clean up after their pets, both inside their apartment, and in all common areas and other parts of the building. Tenants must not to leave pets outdoors or unsupervised in their apartment for an unreasonable period of time, and must keep pets in appropriate, contained areas within their apartment.

This approval is conditioned upon the tenants' continued compliance with the terms of this pet agreement. We have the right to ask the tenant to remove the pet from the subject property or terminate the tenancy in the event of serious or repeated violations of the agreement. A pet deposit is required at the time a tenant acquires a pet and the landlord's required agreement is obtained.

How much is the deposit?

A deposit equivalent of up to one-half month's current rent as a pet damage deposit (_____). This amount is in addition to any security deposit that may also be required by a landlord.

What does the deposit cover?

The deposit is to be held by the landlord as security for damage caused by a pet. In the event of damages caused by the pet are on furniture, the replacement cost will be deducted from the deposit. If the deposit does not cover the replacement cost, additional charges may be applied.

In the event of damage caused by pets, Pet damage deposits are generally treated the same as security deposits.

Date

Tenant's signature