

PET AGREEMENT

Manufactured Home Site Number: _____

Definition: In this Agreement, “pet” includes any non-human creature whatsoever (mammal, bird, reptile or arachnid), except fish and small caged indoor creatures such as hamsters or canaries.

No pet may be brought into the Park or acquired after occupancy commences unless a Pet Agreement is completed and approved by the landlord in advance. No pet or any other animal may be kept or used for breeding purposes without the express written approval of the landlord.

In addition, any breed of dog or any other kind of pet that because of its disposition and size elicits a response of fear or a sense of intimidation or presents a danger or would cause a nuisance for fellow tenants is not permitted to enter or remain in the Park at any time (for example, Pit Bull, Rottweiler or Doberman dogs).

It is hereby agreed between the landlord and the tenant that the tenant may have only the following described pet in the tenant’s home or on the site, and the subject to the terms and conditions within this Pet Agreement. Failure by the tenant to comply with any of these terms and conditions will be considered a breach of a material term of the Tenancy Agreement between the landlord and the tenant. This agreement forms part of that Tenancy Agreement.

This form must be filled out completely prior to approval.

Describe the Pet:

Breed: _____

Height: _____

Weight: _____

Color: _____

Age: _____

Pet Name: _____

Is your pet an Assist dog? Yes ____ No ____ [Seeing eye, handicapped assist, etc.]

1. The pet must be licensed and be controlled as required by municipal law and in conformance to municipal standards and restrictions, including municipal bylaws regarding noise.
2. A copy of the certificate that this pet is neutered or spayed must be provided to the landlord within one week of request.
3. The pet must be kept on a leash whenever it is off the tenant’s site.

4. The pet shall not be permitted on landscaping or lawns in the Park's common areas or the lots of other tenants. (In particular, every effort should be made to ensure that the pet does not urinate or defecate on other tenant's sites).
5. The tenant agrees that the pet's waste will be picked up immediately from any area outside the tenant's site, and at least daily from the tenant's site.
6. The tenant is responsible for any and all damages caused by the pet, whether the pet is in the tenant's custody at the time or not. At the landlord's option, such damage will either be repaired by the tenant to the landlord's satisfaction, or repaired by the landlord with the costs of repairs paid by the tenant. The landlord may, upon proper notice, inspect the tenant's site at any time for this purpose.
7. If the pet becomes a nuisance or annoyance in any manner including behaviour, noise, smell or cleanliness, or if the pet is determined by the landlord to interfere with the rights or quiet enjoyment of other tenants, or if the tenant has breached this Agreement, the landlord may revoke this approval and require that the pet be removed from the Park upon reasonable notice.
8. This Pet Agreement covers only the pet described in this agreement. Should the tenant no longer own this particular pet, or the pet dies, this Pet Agreement automatically terminates.
9. No other pets are permitted in the tenant's premises at any time, whether owned by the tenant or by any guest of the tenant, without the approval of the landlord or a Pet Agreement having been entered into for that pet, or as agreed to here:

10. This agreement forms part of the Tenancy Agreement and is enforceable accordingly. Failure by the tenant to comply with any of the terms and conditions of this Pet Agreement will result in penalties under the Manufactured Home Park tenancy Act, which may include an order from an Arbitrator for compliance, or a Notice to End the Tenancy.

UNDERSTOOD AND AGREED UPON THIS: ____ day of _____, 20__ .

LANDLORD:

TENANT(S):

[Landlord or Authorized Agent's signature]

[Tenant's Signature]

[Tenant's Signature]