



BC HOUSING PET OWNERSHIP RULES

GENERAL

1. All tenants who keep a Pet must comply with these rules and no tenant may keep an animal on the residential premises or residential property except as specifically permitted by these rules. These rules, as amended from time to time, form part of the tenancy agreement for the residential premises.
2. In these rules, the defined terms have the same meaning as in the tenancy agreement for the residential premises, except that:
 - a) "Pet" means any domesticated animal which is kept or fed;
 - b) "residential premises" includes not only the area as defined in the tenancy agreement, but also any balcony, porch, patio or fully enclosed outdoor area adjacent to and accessible from such residential premises;
 - c) "Rodent" means a domesticated gerbil, hamster, rat, mouse or guinea pig; and
 - d) "Vicious or Dangerous Dog" means any dog with a known tendency or disposition to attack a person or a Pet without provocation, including the following dog breeds: pit bull terrier, American pit bull terrier, pit bull, Staffordshire bull terrier, American Staffordshire terrier, Rottweiler, or any dog of mixed breeding which includes any of these breeds, or any dog trained for fighting.

PETS ALLOWED

3. A tenant may keep one of the following animals as a Pet:
 - a) a bird;
 - b) a rabbit;
 - c) a fish (aquarium size must comply with the tenancy agreement for the residential premises);
 - d) a Rodent;
 - e) a cat, if registered with BC Housing;
 - f) a dog, except a Vicious or Dangerous Dog, if registered with BC Housing; or
 - g) any Pet other than the above if the prior written approval of BC Housing is obtained.
4. A tenant **must not** keep more than one cat or one dog, and must not keep both a cat and a dog.
5. Livestock, and/or any animals intended for human consumption, are prohibited.
6. Exotic animals, such as snakes, lizards, spiders, etc., are prohibited.
7. A Pet (except a Vicious or Dangerous Dog) is permitted in the residential premises without registration or approval if the Pet is participating in a visitation program approved by BC Housing. A tenant must ensure that a Pet on a visitation program or a Pet belonging to a guest of a tenant complies with these rules.

REGISTRATION OF PETS

8. Prior to keeping a Pet for which written approval is required, a tenant must apply to BC Housing for registration. This application must be on the form provided by BC Housing and must include:
 - a) a description sufficient to identify the Pet;
 - b) the name, address and telephone number of the Pet's veterinarian;
 - c) the name, address and telephone number of a person who will care for the Pet whenever the tenant is unable to do so;
 - d) if the application is for a cat or dog:
 - i) proof that the pet has been spayed or neutered;
 - ii) a photo of the Pet.
9. BC Housing may refuse an application to register a cat or a dog if:
 - a) keeping the cat or dog will pose a serious threat to the health or safety of other tenants or BC Housing staff; or
 - b) the tenant fails to provide all information required by these rules.
10. Every tenant who keeps a registered Pet will:
 - a) immediately advise BC Housing of any changes in the information provided with the application for registration; and
 - b) declare at the time of tenant sign-up or with their Annual Declaration of Income and Assets whether a Pet is kept in the residential premises.

RULES GOVERNING PETS

11. A tenant must not allow a dog to enter areas of any building above the fifth floor or permit a cat above the tenth floor.
12. A tenant must not allow a Pet to enter a laundry room, library or lounge on the residential property.
13. Rules 11 and 12 do not apply to assistance dogs which have been professionally trained to provide assistance to persons with disabilities and have been approved by BC Housing.
14. A tenant must:
 - a) ensure that the tenant's dog is restrained on a leash when passing through common areas of the residential property;
 - b) not chain or leave any cat or dog unattended anywhere within the residential property other than within the residential premises;
 - c) not leave a Pet unattended on the residential property, other than within the residential premises;
 - d) immediately remove all waste deposited by the tenant's Pet on common areas of the residential property;
 - e) ensure that all litter (including waste) from the tenant's Pet is bagged and placed directly in garbage bins and not placed in garbage chutes or toilets; and
 - f) take sufficient and timely action to remove an infestation of fleas, lice, ticks or other external parasites from the tenant's Pet and the residential premises. The landlord may undertake to have the premises treated by a professional pest control company and charge back all costs to the tenant.
15. When BC Housing is required to enter the residential premises for maintenance work or otherwise (unless in an emergency), the tenant must either remove the cat or dog from the residential premises or remain in the residential premises and keep the dog or cat under control at all times.
16. Subject to the requirements of the *Residential Tenancy Act*, BC Housing is entitled to enter any residential premises where a tenant keeps a Pet to inspect the residential premises and determine whether the tenant is complying with these rules.
17. A tenant keeping a Pet must comply with all applicable municipal bylaws. Where these rules conflict with any municipal bylaw, the bylaw will govern.

REMOVAL OF PET

18. BC Housing may require a tenant to remove a Pet from the residential premises and residential property or BC Housing may end the tenancy agreement if:
 - a) the tenant breaches these rules or fails to care for the Pet; or
 - b) the Pet:
 - i) causes noises or obnoxious odours which disturb other tenants;
 - ii) causes a health hazard to other tenants;
 - iii) urinates or defecates anywhere within a building (other than within the residential premises), within any cultivated flower or vegetable garden, or within any children's play area;
 - iv) bites, claws, aggressively pursues or otherwise harms any person or Pet; or
 - c) the tenant fails to rectify an infestation of fleas, lice, ticks or other external parasites.

LIABILITY OF TENANT

19. The tenant is liable for any damage done to the residential premises, the common areas of the residential property or to other residential premises within a building, or harm done to persons caused by the tenant's Pet or a Pet belonging to a guest of the tenant.

I /we: _____ / _____ / _____ / _____

hereby acknowledge receipt of a copy of the BC Housing Pet Ownership Rules and agree to comply with same.

Signature	Date	Signature	Date
Signature	Date	Signature	Date
Development	Prop. Ref. No.	Address	