

## TOWERS REALTY GROUP LTD. – PET POLICY

The following is the pet policy of Towers Realty Group Ltd as may be applied to certain properties at the Landlords direction from time to time and which is in keeping with provincial law in the Province of Manitoba. The purpose of this policy is to provide standards to ensure the best possible environment for both pet owners and non pet owners and to ensure the responsible care of pets. All tenants and applicants with pets will read, sign and receive a copy of this policy.

1. Any tenant or applicant who wishes to keep a pet shall inform management by submitting a pet registration form and will be required to provide said form and a pet deposit equal to  $\frac{1}{2}$  of one month's rent prior to the date upon which said pet shall begin occupying the unit or at time of application.
2. Pet owners are directly responsible for any damages caused to the unit or building as a result of their pets and will be billed for any additional costs associated to the repair of such damage, should it occur, over and above the amount collected as a pet deposit should said charges exceed the pet deposit amount.
3. The type and name of any pet(s) must be submitted on the appropriate Pet Registration Form to Towers Realty Group prior to said pet(s) occupying the unit in which its owner resides, and this same information must be provided to the Caretaker for their files.
4. Pet owners shall provide the name and address of a pet caretaker who will assume responsibility for the care of their pet(s) should the owner be unable to, as well as the name and address of the veterinarian responsible for the pet's healthcare. If the tenant is unable to provide the name of a pet caretaker, he/she shall make alternative arrangements for pet care in an emergency and shall notify management of these arrangements.
5. Pets for the purposes of this policy shall include only domesticated cats and dogs no taller than 18 inches. No tenant shall have more than 2 pets in any one unit and the 2 pets may be any combination of 2 cats, 1 cat and 1 dog or 2 dogs. The size of pets is specifically limited to 18 inches; however owners must be able to maintain control over their pets. Pets allowed may vary from building to building at the discretion of the property manager. Consult the Caretaker for details on any exclusion to this policy at that building.
6. All female dogs over the age of six months and all female cats over the age of five months must be spayed. All male dogs over the age of six months and all male cats over

Initial \_\_\_\_\_

## TOWERS REALTY GROUP LTD. – PET POLICY

the age of six months must be neutered. If health problems prevent such spaying or neutering, a veterinarian's certificate will be necessary to allow the pet to become or continue to be a resident of the property.

7. Pets shall be restrained (cats and dogs must be leashed) when on development property outside the owner's apartment or visiting in the apartment of another resident. (If the Property Manager designates a specific fenced pet walking area, pets could be unrestrained in those areas.)
8. This information will be updated annually. Towers Realty Group reserves the right to amend or revoke this pet policy at any time in whole or in part from any property under its management under the direction of the Landlord or Property Manager.
9. An owner's absence or inability to care for a pet in a short-term emergency should not mean that the pet is necessarily removed from the apartment. Some animals, especially cats, become very attached to their homes and are better off if they are cared for in the home.

### TENANT MAINTENANCE OBLIGATIONS

Tenant agrees to promptly and regularly perform the following obligations in respect to ownership of a pet:

- Keep the unit and its patios or balconies, if any, clean and free of pet odors, insect infestation and pet feces, urine, waste and litter.
- Restrain and prevent the pet from gnawing, chewing, scratching or otherwise defacing the doors, walls, cabinets, windows and floor coverings of the unit, other units and the common area, buildings, landscaping and shrubs.
- Immediately remove, clean up and appropriately dispose of any pet feces, waste and litter deposited by the tenant's pet on the common grounds, shrubs, flower beds, sidewalks, access ways, parking lots and any other part of the property.
- Dispose of pet waste and litter using procedures for the tenant's specific building which can be obtained from the Caretaker.

### RESTRICTIONS

Tenant agrees to properly and at all times observe the following restrictions on ownership of a pet:

- Tenant shall exercise proper restraint of a pet so as to prevent it from becoming a nuisance to any other tenant or person. Cats and dogs will wear an identification collar at all times.
- The pet shall be maintained and properly licensed and inoculated as required by local, or Provincial regulation, ordinance or health code.

Initial \_\_\_\_\_

## TOWERS REALTY GROUP LTD. – PET POLICY

- Pets of vicious or dangerous disposition as may from time to time be identified by the Winnipeg Humane Society shall not be permitted. Any pet duly determined to constitute, under Provincial or local law, a nuisance or threat may be required to be immediately removed.
- A pet will not be permitted to disturb the health, safety, rights, comfort or peaceful and quiet enjoyment of other tenants.
- Pets, except service animals, will not be permitted to enter common eating or gathering areas, except where properly restrained and where such is not offensive to the other tenants of the project. Pets except service animals will not enter areas designated as no-pet areas by the Property Manager.
- Tenants shall be responsible for the proper care and feeding of their pets. If the health or safety of the pet is threatened by the death or incapacity of the pet owner or if the pet is left unattended for 24 hours, the Property Manager may contact the responsible party designated by the pet owner in their pet registration. If that person is unavailable or unwilling to care for the pet, the Property Manager may contact the appropriate Provincial or local authority to remove and care for the pet. If neither source of aid is available, the Property Manager may enter the unit, remove the pet and arrange for pet care for no less than 30 days to protect the pet. Funds for such care will come from the tenant's pet deposit.

### Signatures

\_\_\_\_\_  
Tenant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Tenant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Cosigner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Cosigner

\_\_\_\_\_  
Date

NOTE: Animals individually trained to do work or perform tasks for the benefits of a person with a disability are excluded from this policy.

Initial \_\_\_\_\_