

CHILLIWACK ANIMAL SAFE HAVEN SOCIETY: OPEN DOOR PROGRAM



A Guide for Tenants

It is possible to find a landlord who will allow you to have a pet. To improve your chances of finding such a landlord, it is important that you demonstrate your ability to be a responsible pet owner.

Proven History

Give your landlord reference letters from your regular veterinarian and past landlords. A letter from your vet will prove that you look after your pet, while a letter from past landlords will prove that you look after their property.

Pet Rules

When you meet with your landlord, agree to some pet rules that will help eliminate misunderstandings and protect the interests of the owner and tenant. Having these rules in writing will help avoid misunderstandings.

Be Prepared to put down a pet deposits

Many landlords don't charge any additional pet deposit, but for those who do, the most common pet deposit is \$150. Offering a deposit may ease the landlord's concerns about possible costly damage to the home.

Be reasonable with your request

Don't ask your landlord to allow a large breed dog to live with you in a one-bedroom apartment. As a responsible pet owner, recognize that smaller pets are suitable to smaller housing, while larger pets need room for exercise so that they can stay healthy and happy. Also, if you are allowed one cat, keep it at one cat. Don't take advantage of your landlord's permission by increasing the number of pets.

Ensure cleanliness

As a responsible pet owner, immediately pick up and dispose of dog feces or bag kitty litter before placing it in garbage containers, and take other necessary sanitation measures.

Spay/neuter your pet

Spayed and neutered animals are generally healthier, better behaved, and more suited to apartment living than their unaltered counterparts.

Prepare a pet resume

Make a resume for your pet and give it to the landlord. Samples are provided on the following pages.

Pet Resumès

A pet resume provides an opportunity to present potential landlords with a summary of your companion animal's best qualities and examples of your responsibility as a pet owner. Try to address the areas below in your pet resume:

- **Mention anything about your pet's age, activity level, and/or breed traits that help make your dog or cat a "good tenant".** Emphasize characteristics that make your pet suited for city living. Tell the landlord something special about your companion animal's personality, and how much you care about your pet.
- **Give examples of your pet's good behaviour, and your responsibility.** Has your dog been to obedience school or had special training? If your dog has lived in apartments before and is accustomed to it, be sure to say so. If you have more than one cat, let the landlord know how well your pets get along and keep each other company while you are away. If your cat uses a scratching post, say so and make sure to note that your cat is litterbox trained.
- **If your pet is quiet, calm and/or less active, point that out.** There can be a big difference between a 10-year-old dog and a frisky puppy. If you have an active dog, explain how you fulfill his/her exercise requirements.
- **Explain how you keep your pet clean and free of fleas.**
- **Let the landlord know your dog or cat is spayed or neutered** and explain that this makes for a well-behaved, healthier pet. Also note that your animal is up-to-date on his/her vaccinations, and mention who your pet's veterinarian is.
- **Describe your arrangements for your pet when you go to work or on vacation.**
- **Explain that you always clean up after your dog, and/or dispose of cat litter properly, and make sure you do.**
- **If you are a member of the Chilliwack Animal Safe Haven or other animal protection organization,** be sure to mention it in your pet resume.

In addition to your pet's resume, you may also want to attach reference letters from current and previous landlords and/or neighbours; certificates of completion of obedience/training classes; references from your pet's trainer or groomer; and a health certificate from your vet; and even if your pet is not cute, a picture for identification purposes.

SAMPLE CAT RESUME

Lucky

(John & Jane Doe, owners)
123 Magnolia Lane
Chilliwack, BC V2P 3P4
604-555-5555



Description: Lucky is a friendly, well-behaved cat who is used to being indoors and is accustomed to apartment life. He is a five-year old male tabby cat who enjoys sleeping in the sun and playing with his toys. He has a large scratching post which is the only thing he uses to sharpen his claws, and he is fully litterbox trained. We have had Lucky for four years, and he is a cherished member of our family. If you have any questions about our cat, please ask.

Health/Grooming: Lucky is neutered, which benefits both his behaviour and health. Since he does not go outdoors, fleas are generally not a problem. We brush Lucky often, and have him professionally groomed at least once a year. He is also kept up-to-date on all vaccinations, and receives regular health exams at The Chilliwack Animal Hospital.

About Us: As cat owners, we always try to act responsibly. We clean Lucky's litter box every day, and always dispose of litter in a sealed bag. We arrange for reliable pet care if we are going out of town. We are so sure Lucky will be a "good tenant," we are willing to put up an extra security deposit. We are members of the Chilliwack Animal Safe Haven Society and are committed to responsible, caring pet ownership.

References: Our current landlord can be reached at 604-555-0000. Please also see attached letters of recommendation and other documentation.

We would be happy to have a potential landlord meet Lucky, visit him in his current home, and/or check in to see how he is adjusting to his new surroundings after we move in.

SAMPLE DOG RESUME

Bingo

(John & Jane Doe, owners)
123 Magnolia Lane
Chilliwack, BC V2P 3P4
604-555-5555



Description: Bingo is a friendly, well-behaved dog who is accustomed to apartment life. He is a five-year-old medium-sized black Lab mix who is mature, calm and easy going. We have had Bingo for four years, and he is a cherished member of our family. If you have any questions about our dog, please ask. Training: The Chilliwack Dog Obedience School, [date]. Bingo is fully house-broken, and obeys voice commands. He does not bark excessively, although he will give a short warning bark to alert us to strangers.

Activities: We walk Bingo twice a day, and go to the river for more vigorous exercise at least three times a week. Bingo's behaviour on and off-leash is exemplary. He loves the river, and friends often "borrow" him to go along with them. These activities satisfy Bingo's exercise requirements, and he is calm and contented relaxing indoors while we are away at work.

Health/Grooming: Bingo is neutered, which benefits both his behaviour and his health. He is kept up-to-date on all vaccinations, and receives regular health exams at The Chilliwack Animal Hospital. We bathe and flea comb Bingo often, and he is professionally groomed once a month.

About Us: As dog owners, we always try to act responsibly. We have taken a class on dog behaviour, we always clean up after our dog, and we arrange for reliable pet care if we are going out of town. We are so sure Bingo will be a "good tenant," we are willing to put up an additional security deposit. We are members of the Chilliwack Animal Safe Haven Society, and are committed to responsible, caring pet ownership.

References: Our current landlord can be reached at 604-555-0000. Please also see attached letters of recommendation and other documentation.

We would be happy to have a potential landlord meet Bingo, visit him in his current home, and/or check in to see how he is adjusting to his new surroundings after we move in.