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PET POLICY

This Pet Policy (“Agreement”) is made between the Tenant(s) and the Property Manager as an addendum to the Residential Tenancy Lease Agreement for the apartment located at:

Apartment Address: _____

Tenant Name(s): _____

Property Manager: __Fredericton Rentals Ltd / Gorham Real Estate_____

Date: _____

1. GENERAL TERMS

- ❖ All requests to keep a pet or Emotional Support Animal (ESA) are negotiable and may alter the lease terms originally advertised or agreed to.
 - ❖ A separate Pet Agreement must be signed for **all** pets, including caged pets.
 - ❖ No pet or ESA may reside in the apartment without the **Property Manager’s written consent**.
 - ❖ A maximum of **two (2) pets** (including caged pets) are allowed per apartment.
 - ❖ Additional property-specific pet restrictions may apply.
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2. EMOTIONAL SUPPORT ANIMALS (ESA)

- ❖ All ESA requests must be accompanied by a **doctor’s letter of recommendation**.
 - ❖ ESA animals are subject to the same care, sanitation, and behaviour expectations as all other pets.
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3. PERMITTED AND RESTRICTED ANIMALS

- ❖ **Dogs:**
 - Permitted only in select properties or in special circumstances, with a maximum of **one dog per apartment**.
 - ❖ **Cats and Dogs:**
 - Only permitted if **spayed, neutered and have proper vaccinations**
 - ❖ **Caged Pets (e.g., hamsters, rabbits, fish):**
 - Allowed except for **ferrets and snakes**, which are prohibited.
 - Maximum of **two cages/tanks or a combination of two** per apartment.
 - ❖ **Prohibited Animals:**
 - Exotic pets, reptiles, and farm animals (including snakes, ferrets, miniature pigs, etc.).
 - Wild animals of any kind.
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4. PET LOCATION RESTRICTIONS

- ❖ Pets are **not permitted** in apartments with **carpet**, unless special permission is granted.
 - ❖ Pets are **not permitted** in common areas, including hallways, community rooms, lobbies, or underground parking garages.
 - ❖ Pets and visiting pets must **never be loose** on the premises.
 - ❖ The Tenant agrees not to feed or attract wild birds or animals to balconies or the property.
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5. VISITING PETS

- ❖ Visiting pets are **not permitted** without **written permission** from the Property Manager.
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6. BEHAVIOUR & DISTURBANCE

- ❖ Pets and ESA animals must not disturb other tenants. Examples of disturbances include:
 - Barking, chewing, scratching, chasing, threatening behaviour
 - Obvious odours or unsanitary conditions

- Any behaviour causing complaint or safety concerns
 - ❖ If behaviour issues occur, a **Notice of Complaint** will be issued in accordance with the Tenant and Landlord Relations Office of New Brunswick.
 - ❖ If a pet or ESA **bites a person**, the Tenant must permanently remove the animal from the property **immediately**.
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7. HEALTH & CARE

Pets and ESA animals must be in good health and free of disease, parasites, and fleas.

- ❖ If parasites or fleas are discovered, the Tenant is responsible for all treatment costs for the apartment.
 - ❖ Pets/ESAs must **not be left unattended for extended periods of time** without someone checking on them.
 - ❖ Pets/ESAs must be **leashed at all times** when outside the apartment or in the building.
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8. CLEANLINESS & SANITATION

- ❖ The Tenant agrees to pick up all pet excrement immediately and dispose of it properly in property-designated disposal systems.
 - ❖ Failure to comply will result in a Notice of Complaint.
 - ❖ Tenants are responsible for maintaining the unit in a pest free condition (ex.flees) and are financially responsible for pest issues caused by pets. (Flee Treatment)
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9. DAMAGES & CLEANING FEES

- ❖ The Tenant is responsible for:
 - Any damages caused by the pet or ESA
 - Any sanitation cleaning required due to pet hair
 - Flooring replacement if urine damage or odour is found (including subflooring)

- Professional carpet cleaning upon move-out if the pet was permitted in a carpeted unit
 - All damages beyond normal wear and tear will be charged to the Tenant.
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10. PROPERTY MANAGER INSPECTIONS

- ❖ The Property Manager may perform an inspection with **24-hour written notice** if they believe the pet is being neglected or causing damage.
 - ❖ If violations are confirmed, corrective actions will follow procedures outlined by the Tenant and Landlord Relations Office of New Brunswick.
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11. LIABILITY

- ❖ The Tenant is fully responsible for **all liability** arising from the pet or ESA, directly or indirectly.
 - ❖ The Property Manager/Landlord is held harmless from any legal claims, injuries, or damages caused by the Tenant's pet or ESA.
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12. PET/ESA INFORMATION

Please provide the following information:

TYPE OF PET or ESA Animal	BREED	AGE OF PET or ESA Animal	NAME OF PET or ESA Animal

13. ACKNOWLEDGEMENT & SIGNATURES

By signing below, the Tenant agrees to all terms of this Pet Policy and acknowledges that failure to comply may result in warnings, charges, or termination of Pet or ESA animal privileges.

Tenant Signature: _____ **Date:** _____

Tenant Signature: _____ **Date:** _____

Tenant Signature: _____ **Date:** _____

Tenant Signature: _____ **Date:** _____

Tenant Signature: _____ **Date:** _____

Tenant Signature: _____ **Date:** _____