

SCHEDULE ____
Pet Maintenance Agreement

IN CONSIDERATION OF THE LANDLORD ALLOWING THE TENANT to maintain the following pet(s) on The Premises:

Name + Type of pet:		Size:		Breed:	
Name + Type of pet:		Size:		Breed:	
Name + Type of pet:		Size:		Breed:	

As per the Residential Tenancy Agreement, the Tenant agrees:

1. To pay a non-refundable pet fee of \$_____.

2. To be entirely responsible for all damages, repairs and maintenance of the property, to pay all costs of cleaning and all costs of replacement components to the satisfaction of the Landlord including but not limited to:

- A) Damage to garden areas, grass, shrubs, trees, flowers, fencing, exterior structures, siding and exterior components, cement and paved surfaces.
- B) All property interior components including broadloom, "underlay" cushion, linoleum, tile and/or hardwood, drywall, painted and wallpapered surfaces, trim, cupboard, cabinets, doors, fixtures, wood railings, wall paneling, mirrors, cement floors, masonry and ceramic surfaces, screens, glass, heating ducts, window coverings (drapes, sheers, blinds, curtains).
- C) All furniture, furnishings, fixtures, art objects and any other property made available for the use of the Tenant/s.
- D) All other areas, parts, and components of the property/premises.

3. The Tenant/s will specifically perform and pay the costs of:

- A) Professional dry cleaning of all broadloom and carpet after every twelve (12) month period of occupancy, unless the requirement is waived (in writing) by the Landlord.
- B) Professional cleaning of draperies, sheers, blinds, upon request of the Landlord if, in his sole opinion, the cleaning is necessary as a result of the maintenance of any pet present in the home, or unusual wear and tear.
- C) Professional re-sodding of any grass or lawn areas damaged.
- D) Professional replacement of any and all broadloom, carpet, underlay, linoleum, tile, hardwood, laminate etc., which is stained, soiled, worn, torn, discoloured or damaged in any way whatsoever.
- E) Professional cleaning of heating ducts, air returns, and all components

4. The Landlord and/or Landlord's Agent may, in the event of the Tenant/s is refusing or neglecting to maintain, repair or replace the damaged property after being called upon to do so, perform such maintenance, repair or replacement and the Tenant shall pay all costs associated to the Landlord upon

Tenant Initials _____ Tenant Initials _____ Tenant Initials _____ Tenant Initials _____

demand.

5. Damage, repair, maintenance and replacement assessments, shall be at the sole discretion of the Landlord and/or Landlord's Agent.

Furthermore, the Tenant/s agrees that:

- A) The Landlord and/or Landlord's Agent may inspect the property as the Landlord and/or Landlord's Agent may deem necessary.
- B) In the event that the Tenant/s maintains any more or other "pets" than agreed upon in this document, and/or in the event of any damage to the property and/or the premises caused by the animals, the Landlord and/or Landlord's Agent may give the Tenant/s 14 days' notice to vacate the premises.
- C) The Landlord and/or Landlord's Agent shall have 30 days after the termination of the tenancy and removal of the Tenant/s to assess any repairs, cleaning, damages and/or replacements necessary, and to provide the Tenant/s with a statement with an estimate of costs.
- D) Time is of the essence in the agreement above, with respect to the notice to vacate the premises in the event that the Tenant/s neglect to perform any of the covenants contained in this special "Pet" Maintenance Agreement.
- E) Time is of the essence in the agreement above with respect to the cleaning, repairs and/or replacement of any and all damaged property. The Tenant/s agrees that communication regarding any of the above items will be responded to and handled in a timely matter.

If you are in agreement with the above "SCHEDULE ____: Pet Maintenance Agreement", please sign on the line provided below:

Accepted and agreed on this ____ day of _____, 20____.

Signed:

Landlord's Agent

Tenant

Landlord's Agent

Tenant

Tenant Initials _____ Tenant Initials _____ Tenant Initials _____ Tenant Initials _____