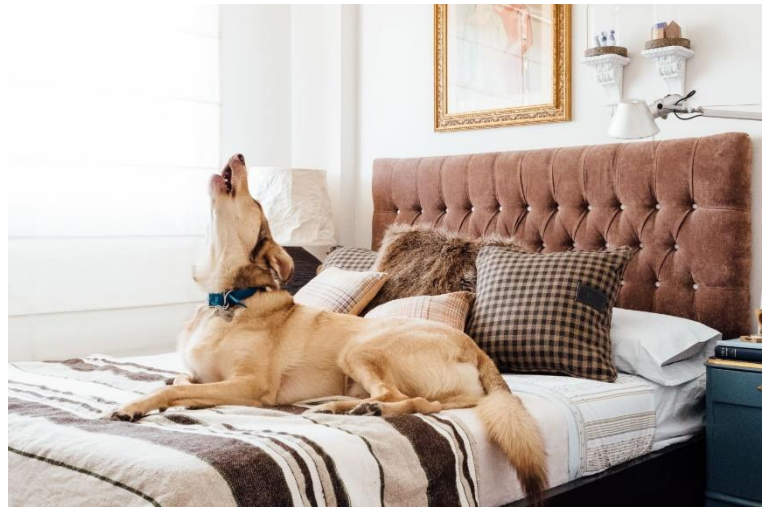


Landlord Issues

Landlord issues are a common reason that pets are relinquished to shelters. Whether that be difficulty securing a lease on a unit that allows pets, or for being asked to leave a current residence due to a pet.

Below is some information regarding your rights as a tenant, tips on how to find a residence that is suitable and pet friendly, and training tips to help un-train some of these behavioural problems leading to risk of eviction or relinquishment.



Tenant and Landlord rights in Ontario

When looking for a new residence, the landlord has the right to not accept a tenant if they have pets (excluding service animals). However, once a tenancy agreement is in place, the landlord cannot evict the tenant for simply having a pet even if the original tenancy agreement specifies no pets. Exceptions to this are:

- The pet is causing damage to the property.
- Other tenants have allergic reactions to the pet.
- Pet is causing too much noise disturbance.
- The breed of the pet/species is inherently dangerous which puts other tenants at risk.
- Condominium corporation regulations restrict certain pets (eg: only dogs of a certain size allowed to live in building).

What to do if your landlord gives you a notice of termination due to your pet:

- Discuss issues with landlord and if possible, correct problems.
- You may leave the unit and look for another housing option suitable for you and your pet (see below for tips on looking for rental properties).
- Remain in the unit and wait to see if the landlord files an application with the Landlord and Tenant Board (LTB). Once filed with the LTB, you will be scheduled for a hearing where you have a chance to explain the situation from your perspective. Until the LTB issues an eviction order, you have the right to remain in your rented residence.

Behavioural issues and associated training strategies

The following is a list of common behavioural issues that can lead to notice of termination. Please speak with our Pet Parent Support Staff for resources or information to assist with the below:

- Cat destructive scratching
- House soiling cats
- House soiling dogs
- Barking
- Chewing
- Separation anxiety

In addition to the above information that our Pet Parent Support staff can provide, we also have [both canine and feline trainers and consultants](#) who are able to consult with you to give guidance and help towards these unwanted behaviours.



Tips on finding a new rental property with your pet:

- Start your search well in advance.
- Use search engines with an option to select for pet friendly listings.
- Network with family, friends and social media for available suitable listings.
- Provide your new potential landlord with information about your pet: photo's, proof of vaccination, proof of spay/neuter, proof of enrollment in training classes or proof of completion.
- If possible, provide a reference letter about your pet from a previous landlord.
- Offer for your landlord to meet your pet prior to signing a lease.
- Be prepared to possibly be required to pay a pet deposit or a monthly pet fee. If this is in place, ensure that the terms are included within your lease agreement.
- Do not sign a lease that says "no pets allowed" even if you visually see other pets on the premises or you receive verbal permission that you can allow a pet into your residence. If this clause is present in your lease, ensure it is crossed out and initialed by yourself and your landlord prior to signing.
- Keep a signed copy of the lease agreement that you can access should your landlord at a later date should your landlord try to terminate your lease agreement due to the presence of your pet.

References:

Government of Ontario. Renting in Ontario: Your rights. <https://www.ontario.ca/page/renting-ontario-your-rights>

Tribunals Ontario- Social Justice Division. Landlord and Tenant Board FAQ's. <http://www.sjto.gov.on.ca/ltb/faqs/#faq7>

The Humane Society of the United States. <http://www.humanesociety.org>

