## Sample Rental Unit Agreement for Saskatoon (\*)

**This sample Rental Unit Agreement is intended as a general guide to assist tenants and rental properties in Saskatoon to develop and implement rules regarding pets in rental housing. Although this sample will accommodate the needs and concerns of most tenants and rental properties, we encourage you to expand or modify it to fit your individual circumstances.**

1. The tenant may have the following described pet(s) in their rental unit, subject to the terms and conditions within this Agreement and in accordance with the Tenancy Agreement. Should the tenant no longer own these pet(s), this Agreement automatically ends. In the event that the tenant acquires another pet, a new Agreement will be entered into. Should the tenant wish to pet sit on a short-term basis, the rental property must be notified in writing. All pets should be in a cage or confined to an area when the rental property or their representative enters the unit. Upon entering the unit for maintenance or other reason, the rental unit will ensure that the pets are not let out of the unit.

Description of Pet(s): (*species, breed(s), name, colour(s), age, temperament, potential requirements, indoor/outdoor, permanent ID #*):  
  
*Attach pet reference and pet resume.*

1. All pet(s) must be licensed or registered annually in accordance with the existing municipal Saskatoon bylaw.
2. All dogs and cats must have permanent identification in the form of a tattoo or microchip.
3. Pet(s) must be under control, such as using a leash or in a secure cage, when outside of the tenant’s rental unit and in building common areas. Rentals with yards will be considered separately.
4. The tenant will pick up any pet(s) waste immediately from any area on the

residential property, as well as any area considered part of the tenant’s rental unit.

1. As outlined in the Tenancy Agreement, the tenant is responsible for damages caused by pet(s) that fall outside of the range of regular wear and tear. This includes, but is not limited to, damage to the walls, floors, carpets, linoleum, bathtub, drapes/blinds, patio, or balcony. The rental property is responsible for disclosing prior known damage to the unit. The tenant is responsible for confirming what prior damage was there.
2. The tenant will maintain a regular parasite control and vaccination program appropriate to the type of pet(s). Should flea infestation from the pet(s) occur in the rental unit or on the residential property, the rental property may require the tenant to have the carpets shampooed and the rental unit de-fleaed at any time. Failure by the tenant to act promptly on this request will be a breach of this Agreement. Should flea infestation attributable to the tenant’s pet(s) occur subsequent to the tenancy, the rental property may seek compensation from the tenant for the subsequent flea removal treatment. The tenant is responsible for prompt appropriate parasitic treatment of any affected animal(s). Failure to treat will be considered a breach of this Agreement.
3. The tenant will act in accordance with the municipal Saskatoon noise bylaw. If the tenant’s pet(s) is disturbing the quiet enjoyment of others, the tenant will fix the problem through work with a pet trainer, behaviorist, daycare or sitter/walker, or other.
4. The tenant must ensure that all pet(s) are kept well-groomed; in particular the nails of dogs and cats are kept trimmed to potentially limit noise and damage related to pacing, walking, and scratching.
5. The pet(s) must not be left in the rental unit if the tenant will be absent from the rental unit for an extended period of time. If the pet(s) are left in the care of an alternate caregiver in the unit, the name and telephone number of the caregiver will be provided to the rental property upon request.
6. Prohibited or restricted exotic animals, as defined by the [Saskatchewan Captive Wildlife Regulations](https://www.saskatchewan.ca/business/environmental-protection-and-sustainability/wildlife-and-conservation/captive-wildlife/captive-wildlife-in-saskatchewan/restricted-species) are not permitted as pets.
7. Animal welfare standards must be upheld and respected in accordance with [Animal Protection Services’ Animal Protection Act](https://animalprotectionservices.ca/get-informed/).

Tenant Signature

Date

Property Owner or Manager Signature

Date