

Croftonbrook Tenant Pet Policy

Islanders Working Against Violence (IWAV) recognizes the important role pets play in the lives of tenants. This policy outlines expectations, responsibilities, and restrictions related to pet ownership and visitation within IWAV-operated housing.

General Pet Policy

Tenants must obtain written approval before bringing a pet into their unit. All approved pets must be registered using the IWAV Pet Registration Form. Tenants must comply with all applicable municipal bylaws regarding pets.

Steps for getting a Pet at Croftonbrook

1. Meet with the Resident Manager
 - Review the pet policy together.
2. Pet Interview
 - New tenants: Bring your dog for an in-person interview.
 - Current tenants: Provide contact info for the breeder or adoption agency.
3. Provide 2 References
 - Preferably one from a former landlord familiar with your pet's behavior.
 - Other options: breeder, rescue organization, or someone who knows your pet's temperament and your responsibilities as a pet owner.
4. Pay the Pet Damage Deposit
 - This must be completed before your pet moves in.
5. Complete a Pet Resume
 - Include a photo of your pet. IWAV can take one for you with a Polaroid camera if needed.

Pet Ownership by Building

Cottages

- Maximum: 1 dog and 1 cat *or* 2 cats per household
- Small dogs under 30 lbs preferred
- Visiting pets allowed (see rules below)

Building B

- Maximum: 2 cats per household
- Visiting pets allowed (see rules below)

Building C

- Maximum: 1 dog and 1 cat *or* 2 cats per household
- Visiting pets allowed (see rules below)

Types of Pets Allowed and Not Allowed

✔ Pets Allowed:

- Cats
- Dogs
- Birds
- Rabbits

- Small caged pets (e.g., hamsters, guinea pigs)
- Fish (in tanks up to **10 gallons**)

🚫 Pets Not Allowed:

- **Exotic animals** (e.g., snakes, lizards, spiders)
- **Livestock** or any animal intended for food

Visiting Pet Policy

This policy aims to ensure that visiting pets do not negatively impact the living environment of other residents. Visiting pets are permitted in all IWAV housing locations under the following conditions:

- **Length of Visit:** visiting pets are to be here no longer than **48 hours**. Visiting pets must be pre-approved by IWAV staff if staying more than 48 hours.
- **Permitted Animals:** Visiting pets are allowed, provided they are not classified as "vicious or dangerous", and are on the list of approved pets.
- **Supervision:** Visiting pets must always be under the direct supervision of their guardian while on the premises and not left unattended on balconies, common areas or outside patio areas.
- **Leashing:** Dogs must be leashed when in common areas and should not be left unattended anywhere on the property.
- **Compliance:** Tenants are responsible for ensuring that visiting pets adhere to all community rules and do not cause disturbances or damage.

Tenant Responsibilities

To help keep our community safe, clean, and respectful for all tenants, pet owners must:

- Register all pets with the Croftonbrook Resident Manager before bringing them home.
- Ensure pets are safe and non-disruptive to others — no nuisance, safety risk, or health hazard.
- Clean up after pets immediately, indoors and outdoors.
 - Cat litter must be bagged and placed in the garbage — never flushed.
 - Dog poop bags and dispensers are provided by IWAV.
- Keep all pets indoors or on a leash when outside, including cats.
- Cover all costs for any damage caused by pets.
- Spay/neuter and vaccinate pets. Proof of this must be provided with the pet application.
- Supervise pets at all times. Pets must not be left alone on balconies, patios, or in common areas.
- Do not alter patios, balconies, or windows to create pet entry/exits. Tenants are responsible for undoing unauthorized modifications.
- Prevent and treat fleas, lice, ticks, or other parasites promptly.
 - If IWAV must arrange professional pest treatment, the tenant will be responsible for the full cost.

Pet Damage Deposit

A deposit of half a month's rent will be charged to the tenant upon approval of a pet. This is in addition to the security deposit. For example, if your rent is \$900/month, you would pay \$450 for security deposit and \$450 for pet damage deposit for a total of \$900.00

If a tenant's pet is rehomed or dies, they may apply to have the pet deposit returned dependent on an inspection for damages and if there are no remaining pets in the home.

Unit Inspections

- IWAV staff may inspect the tenant's unit with 24-hour notice when either IWAV staff have reason to believe Pet Policy rules are not being adhered to or if there has been a complaint by another resident.
- When IWAV is required to enter the residential premises for maintenance work or otherwise **(unless an emergency)** the tenant must either remove the cat/dog from the residential premises or remain in the residential premises and always keep the cat/dog under control.

Service Animals and Emotional Support Animals

If a tenant is acquiring a Service Animal or Emotional Support Animal, they must apply to the Resident Manager and be prepared to show necessary documentation. Please see attached policy to see if you and your animal qualify for this status.

Policy Violations

Failure to comply with the pet policy rules and regulations may result in one or more of the following: a written warning, loss of pet privileges, removal of the animal, and in more serious cases or repeated offences, eviction.

IWAV staff will review all complaints and address concerns promptly.

The tenant will be asked to remove any pets that have not been approved by Croftonbrook Management and may lose the privilege of having a pet in future.

Policy Acknowledgment

Tenant Name: _____ Unit Number: _____

Tenant Signature: _____ Date: _____

IWAV Representative: _____ Date: _____