



The Gower - Pet Addendum

53/55 Gower St.
Charlottetown, PE, C1A5V3



A. Screening/Registration

Pet caregivers must complete a Pet Addendum Form before occupying the unit. The manager or landlord may ask to meet your pet. The acting manager or landlord will present a copy of the house policies to the resident for review and signature.

B. Permissible Pets /Monthly Fee

1. **Dogs:** Number Allowed 2/unit Weight Limit 25 lbs each
2. **Cats:** Number Allowed 2/unit

C. Restrictions

1. Pets shall not be kept, bred, or used for any commercial purpose. All cats and dogs must be spayed or neutered by six months of age unless the procedure is deemed medically unsafe by a veterinarian. Proof required.
2. Pets must be confined to the pet owner's unit and must not be allowed to roam free or be tethered. Pets must not be left unattended on patios or balconies. No pets will be permitted in the common room area for the exception of service animals. Pets in transit are to be carried, restrained by a leash, or placed in an animal carrier. Resident dog caregivers in transit may take their pet out of the building by way of staircase/elevator.
3. Persons who walk pets are responsible for immediately cleaning up after their animals and discarding securely bagged pet droppings in designated areas only. Cat litter may not be disposed of in toilets
4. Pet caregivers are responsible for any damage caused by their pets. Any damage caused by cleaning chemicals or other such materials used in an attempt to remedy said damage is also the full responsibility of the pet owner.
5. No pet shall be allowed to become a nuisance or create any unreasonable disturbance. Examples of nuisance behavior for the purposes of this paragraph are:
 - a. Pets whose unruly behavior causes personal injury or property damage.
 - b. Pets who make noise continuously and/or incessantly for a period of 30 minutes or intermittently for 2 hour(s) or more to the disturbance of any person at any time of day or night.
 - c. No pets allowed in common area except service animals* (*A service animal means any dog that is individually trained to do work or perform tasks for the benefit of an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability.)
 - d. Pets who relieve themselves on walls or floors of common areas.
 - e. Pets who exhibit aggressive or other dangerous or potentially dangerous behavior.
 - f. Pets who are conspicuously unclean or parasite infested.

6. Notwithstanding any other provision herein, disabled individuals may keep service animals in their units. Furthermore, nothing herein shall hinder full access to the apartments and the common areas by individuals with disabilities.

7. No pet(s) of guests are permitted to enter the building nor visit or stay in the unit. Guests pets are welcomed on the premises outside of the complex but may not enter the building under any circumstances.

8. Tenant agrees not to leave food or water for their pet or any other animal outside their dwelling where it may attract other animals.

9. Pet caregivers shall indemnify the manager/landlord and hold them harmless against loss or liability of any kind arising from their pet(s).

10. Tenant agrees to comply with all provincially applicable laws, ordinances and regulations governing pets

D. Enforcement

Any resident or managing agent personnel observing an infraction of any of these rules shall discuss the infraction in a neighborly fashion with the pet caregiver in an effort to secure voluntary compliance. If the complaint is not resolved, it must be put in writing or email and presented to the manager/landlord. If the manager/landlord is in agreement with such complaint, the pet caregiver will receive written notice of the violation. If upon the 2nd violation the problem is still unresolved, arrangements will be made that may require the permanent removal of any pet, if such pet is determined by the manager/landlord to be a nuisance or a danger to the housing community and its residents. If so determined, the pet caregiver will have 7 days to remove the pet from the premises. The manager/landlord also has the authority to assess and collect fines for violations of the house rules pertaining to pets and to assess and collect amounts necessary to repair or replace damaged areas or objects.

I have read and agree to the Gower Pet Addendum and comply to the rules and regulations.

Tenant's signature _____ **Date** _____

Print Name: _____

Tenant's signature _____ **Date** _____

Print Name: _____

The landlord/manager allows the above tenants to have 2 pet(s) on the premises consisting of:

1 Cairn Terrier named Buddy

Landlord/Manager's signature _____ **Date** _____

Print Name: Joanne O'Brien