

NEW BRUNSWICK HOUSING CORPORATION (NBHC) RULES FOR RESPONSIBLE PET OWNERSHIP

General

1. All tenants who keep a pet must comply with these rules and no tenant may keep an animal on the residential premises except as specifically permitted by these rules.
2. The following definitions apply to these rules:
 - a.) "Pet" means any domesticated animal which is kept or fed;
 - b.) "Residential Premises" includes not only the area as defined in the Operating Lease, but also any balcony, porch, patio or fully enclosed outdoor area adjacent to or accessible from such residential premises.
 - c.) "Rodent" means a domesticated gerbil, hamster, rat, mouse, or guinea pig etc.

Pets Allowed

Subject to the restrictions outlined in other areas of this policy and for specifically NBHC approved exceptions to policy for medical reasons, pets are permitted as follows:

1. A tenant may keep no more than one pet per unit.
2. A tenant may keep no more than one of the following animals as a Pet:
 - a.) A bird;
 - b.) A rabbit;
 - c.) A rodent (must be kept in a cage);
 - d.) A cat; if registered with NBHC;
 - e.) A dog; if registered with NBHC; or
 - f.) Any pet other than the above if the prior written approval of NBHC is obtained.

Pets Not Allowed

Subject to the restrictions outlined in other areas of this policy and for specifically NBHC approved exceptions to policy for medical reasons, the pets shown below are not permitted:

- a.) Livestock, and/or any animals intended for human consumption are prohibited. or
- b.) Exotic animals such as snakes, lizards, spiders etc. are prohibited.

Registration of Pets

Prior to keeping a pet for which written approval is required, a tenant must apply to NBHC for registration. This registration must be on the Application form provided by NBHC and must include:

- a.) A description sufficient to identify the pet;
- b.) The name, address and telephone number of a person who will care for the pet whenever the tenant is unable to do so;
- c.) If the application is for a cat or dog:
 - i. Proof that the pet has been spayed or neutered;
 - ii. The pet must have a Municipal or Provincial license (where required)

NBHC may refuse an application to register a pet if:

- a.) Keeping the pet may pose a serious threat to the health or safety of other tenants or NBHC staff;
or
- b.) The tenant fails to provide all information required by these rules.

NBHC will not allow dogs in a unit if it does not have direct access to outside the building.

Every tenant who keeps a registered pet will:

- a.) Immediately notify NBHC of any changes in the information provided with the application for registration; and
- b.) Declare at time of the initial signing of the Operating Lease or with the Annual Income Review whether a pet is kept on the residential premises.

Rules Governing Pets

- a.) Pets are to be restrained on a leash at all times when outside the unit. No pets are allowed to run at large when outside the premises.
- b.) All waste material by a pet is to be bagged, removed and placed directly in outside garbage bins immediately after the pet deposits.
- c.) NBHC may require a resident to remove a pet from the premises or terminate a tenancy agreement where:

THE RESIDENT:

- Is in breach of NBHC's policy
- Fails to care for the pet

THE PET:

- Causes continuous noise which disturbs others
- Generates obnoxious odours
- Is left unattended on the property or elsewhere

- Enters areas where prohibited in these regulations
 - Poses a threat to safety, health or well-being of others
 - Is infested with fleas or otherwise is unhealthy to the environment
 - Causes damages to the unit or building
- d.) NBHC will require the immediate removal of a pet if it has bitten, clawed, or harmed a person or another pet.
- e.) After giving the tenant a minimum of twenty-four hours notice, NBHC shall be able to enter any premises where a resident keeps a pet and inspect the premises to determine if the resident is complying with the regulations. In cases of Emergency or Abandonment, NBHC may enter the premises at any time without notice.
- f.) Unless the animal has been approved as a professionally trained pet to provide assistance to the tenant, a tenant must not allow a pet to enter a laundry room or lounge area of the residential premises.
- g.) The tenant must ensure that their pet is restrained with a leash when passing through common areas of a building.
- h.) The tenant shall be liable for any and all damages caused by the pet. These include costs for all damages to the unit or premises, pest control or cleaning required.
- i.) Where this policy conflicts with a Municipal By-Law or Provincial legislation, the Municipal By-Law or Provincial legislation shall govern.
- j.) If approved, this application will form part of Addendum 'A' of the Operating Lease.

Removal of Pet

Once a decision is made by NBHC that the pet must be removed from the premises for breach of the rules outlined in the Operating Lease, the tenant will be given 15 days Notice by NBHC to remove the pet from the premises. Failure to comply with this request is a breach of the Lease Agreement.

Liability of Tenant

The tenant is liable for any damages to the residential premises, the common area of the residential property or other residential properties within the building or harm done to persons caused by the tenant's pet or a pet belonging to a guest of the tenant.