

Responsible Pet Ownership in provincially owned rental housing



The Department of Social Development is one of the largest landlords in New Brunswick with more than 4,500 units.

Providing its residents with the highest quality living experience is of utmost importance to the Department of Social Development.

Effective December 1, 2012, a new pet policy was implemented for the department's rental units. Tenants who owned a pet or pets prior to this date may keep their pet(s) for the lifetime of the pet(s), however the pet(s) must be pre-approved by and registered with the department.

There were several reasons for developing a new pet policy, including:

- Ensuring responsible ownership of pets.
- Protecting residents from dangerous pets or unhealthy living environments.
- Respecting the important medical benefits that a family pet may bring.

Responsible pet ownership

Being a responsible pet owner is much more than just providing adequate water, food and shelter for your pet. Domestic pets are completely dependent on their owners for their welfare.

While pets can be a rewarding addition to any family, they come with responsibilities. Courtesy and respect are part of being a good neighbour and also a necessity when it comes to responsible pet ownership.

Allowed pets

Dog
Cat
Bird
Rabbit
Fish
Rodent

Prohibited pets

Livestock
Exotic animals
such as reptiles
(lizards, snakes), and
arachnids (spiders,
scorpions)

Rules for responsible pet ownership

If you decide that owning a pet is right for you, and you are a resident of a Social Development unit, there are some basic rules that you must follow:

- A tenant may keep no more than one pet per unit.
- Pets are to be restrained with a leash.
- Livestock and exotic animals are prohibited.
- No pets are allowed to run at large when outside the premises.
- All pet droppings must be picked up, removed and placed directly in outside garbage bins immediately.
- Unless the animal has been approved as a professionally trained pet to provide assistance to the tenant, a pet is not allowed in a laundry room or lounge area of the residential premises.
- Tenants shall be liable for any and all damage or injury caused by the pet. These include costs for all damages to the unit or premises, pest control or cleaning.

Failure to comply with *Rules for Responsible Pet Ownership* may result in loss of pet privileges and the lease agreement being terminated.

Pet application and registration

Tenants wishing to keep a pet in their rental unit must first receive approval from the Department of Social Development. The Pet Application/Registration form is available at regional offices of the department or online at www.gnb.ca/socialdevelopment

- Tenants will be notified of the department's decision within 60 days of receipt of application.
- Tenants with non-approved pets will be asked to remove the pet(s) from the leased premises within 15 days.
- No pets will be approved that have a known disposition to attack a person or pet without provocation.

Tenants that have received a pet approval are responsible for notifying Social Development of any changes to information contained in the original Pet Application/Registration form. This includes the loss of a pet or the tenants' permanent removal of the pet from the leased premises.



Complaints and investigations

Pet owners have a responsibility both to the animals' welfare and the community they live in. All tenants have a right to the peaceful enjoyment of their home and an obligation to abide by the conditions of their lease agreement.

Social Development will investigate pet related complaints. If the complaint is substantiated, tenants will be given the opportunity to correct the violation. If a complaint has been proven and corrective action has not been taken, the tenant will be given a 15 day notice to remove the pet from the leased premises.

Reasons for pet removal

- Pet causes continuous noise which disturbs others.
- Pet generates obnoxious odours.
- Pet is left unattended on the property or elsewhere.
- Pet enters areas where prohibited.
- Pet causes damages to the unit or building.
- Pet poses a threat to safety, health or well-being of others.
- Pet has bitten, clawed or harmed a person or another pet.
- Pet is infested with fleas or otherwise is unhealthy to the environment.

For further information about responsible pet ownership in New Brunswick owned rental housing, please contact the Social Development office in your region:

1-833-SDDStel (1-833-733-7835)

www.gnb.ca/socialdevelopment