



# Sunrex Management Ltd.

1209 – 21 Roslyn Road | Winnipeg | Manitoba | R3L 2S8

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## PET WAIVER

This Agreement is hereby attached to and made a part of the Rental Agreement between:

SUNREX MANAGEMENT

and

\_\_\_\_\_  
Unit: \_\_\_\_\_ Building: \_\_\_\_\_

### **SIGNING BELOW, YOU AGREE TO THE FOLLOWING CONDITIONS:**

- A “PET DEPOSIT” in the amount of \$ \_\_\_\_\_ (max of one full month’s rent), shall be held as security for the faithful performance of this Pet Agreement. This covers the cost of repairing any damage caused by a pet, or any extra cleaning necessary because of the pet.
- Pets must be specifically approved by the landlord prior to tenancy.
- Pets must be 25 lbs or less. \*\*Unless living in one of the select Sunrex buildings allow larger dogs.
- Only 2 pets per suite allowed.
- Tenants are to keep their pets under control at all times and ensure their pets do not disturb other tenants. This includes excessive noise or damage caused by a pet, or any extra cleaning necessary because of a pet.
- Pets must be leashed and under control at all times when travelling through the common areas of the building, including the outdoor areas of the property. Tenants must not leave food or water for the pet outside of the dwelling.
- Tenants must not keep pets they intend to breed or sell.
- Tenants must not leave food or water for the pet outside of the dwelling.
- Dogs must be up to date with all vaccinations (landlord may ask tenant to provide documentation from Vet).
- Pets are not permitted to use balconies as a bathroom.
- Tenants are responsible for the health and welfare of their pets. Landlords will report the tenant to an animal welfare organization if they believe a pet kept in their rental properties has been neglected or abandoned.
- Tenants must keep the premises odor-free by regularly emptying their cat’s Litter Box and cleaning up after their dogs.
- Pet waste is to be properly secured and disposed of in the garbage bins outside of the building.
- Tenants are to immediately pay for any injury, damage, loss or expense caused by the pet. In this regard, it is expressly understood that at no time shall the Tenant apply any part of the Pet Deposit towards such amount due, but rather the Tenant shall make restitution immediately and separately

from the Pet Deposit. It is further understood that such restitution shall be made over and above any rent paid in accordance with Item #1 of this Pet Agreement.

- A separate information form is to be filled out detailing the particulars about your pet(s) and must be accompanied by a photo.

The permission granted shall be limited to the pet(s) listed on the agreement and is non-transferrable (any additional pets must gain separate approval).

Type of Pet: \_\_\_\_\_ Breed: \_\_\_\_\_ Color(s): \_\_\_\_\_

Type of Pet: \_\_\_\_\_ Breed: \_\_\_\_\_ Color(s): \_\_\_\_\_

Should the Tenant fail to comply with any part of this Pet Agreement, the Owner/Agent reserves the right to revoke permission to keep the pet. In such event, the Tenant agrees to permanently remove the pet from the premises within 48 hours of receiving written notice thereof from the Owner/Agent. Failure to comply shall be grounds for immediate termination of the Rental Agreement.

\_\_\_\_\_  
Tenant Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Tenant Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Landlord Signature

\_\_\_\_\_  
Date

**Sunrex Management Ltd.**