

**RULES AND REGULATIONS REGARDING PETS AT
THE JUNCTION
3075 Devonshire Ave, Halifax, NS**

No pets or animals, referred to herein as "Pet" or "Pets" shall be kept or maintained in and about The Junction, herein referred to as "The Property", except as allowed by the sole discretion of the Landlord, subject to the following terms and conditions:

1. Pet must be of mature age, no puppies/kittens are permitted.
2. Maximum 1 dog/1 cat per unit unless otherwise written permission.
3. Resident must comply with all Health regulations, and all Pet Applicable laws and regulations by the City of Halifax.
4. A Pet must be on no more than a 6' leash on the property. No extendable leashes permitted.
5. Pets (dogs/cats) are required to be spayed/neutered and documentation to be supplied before lease signing.
6. All Pets MUST BE on a yearly flea control program and documentation must be provided on a yearly basis, or upon request by Landlord.
7. All Pets must have their needles up to date by a Vet Clinic and documentation must be provided on a yearly basis, or upon request by the Landlord.
8. No pet shall be permitted in the building/units without a written authorization from the Landlord.
9. The Pet that is permitted, picture has been attached to the lease folder and not to be replaced by an alternative Pet. This Pet agreement is for the Pet below.
10. No pets shall be permitted in the common area hallways other than for the purposes of entering/exiting the property.
11. Whenever necessary to bring a Pet into the elevator, residents are expected, wherever possible to pick up their pet and hold it for the duration of the time in elevator. If not possible, Pet Owners must be considerate of others in the elevator that might not be comfortable sharing a small enclosed space, and wait for the next elevator.
12. Pets must be under the control of their respective owners or other responsible persons at all times. Owners should bear in mind that not all other residents will be comfortable with pets, no matter the size of the animal. Pet owners must be considerate and respectful of residents and their guests with animal phobias and/or allergies.
13. Residents must not allow their pet to relieve themselves near the building, walkways, shrubbery, gardens or any grass areas in the front of the property. Pets must be taken to the designated area that has been instructed for your property.
14. Pets must not be walked near any resident decks or windows. Must be a minimum of 25' from any deck or window unless in a dog run/park.
15. Pets are not to be kept anywhere they may annoy other residents by creating a nuisance or disturbance.
16. Pets are not to be kept unattended on any balcony.

17. Residents found allowing their pet to urinate or relieving themselves on a balcony will be required to have their balcony and any balcony affected by this unsanitary event, to pay the cost of pressure washing all affected areas. Min \$100. If this is a regular occurrence, the Resident will be asked to find alternative living arrangements for their pet.
18. No Pets are permitted on the property by Visitors or Guests.
19. The right to maintain a pet, subject to the conditions herein set forth, is in the nature of a conditional license and is subject to revocation and termination at any time by the Landlord, in its sole discretion, if such a pet is either vicious, is annoying other residents by continuous barking, is annoying other owners, is otherwise a nuisance, or upon failure of an owner to comply with the Rules and Regulations Regarding Pets.
20. The resident agrees to responsibility for all replacement costs to flooring, walls, doors, cabinets, etc... due to pet damage. Repairs will be done will be done and charged to the resident upon discovery during inspections, maintenance or end of tenancy. The resident could be responsible for the entire cost of replacing any item such as flooring, cabinets, doors, etc... in its entirety, if the matching item cannot be found for a repair.
21. All residents are responsible to ensure they "pick up" after their pet and dispose of the bag in any allocated "poopy bin".
22. No resident is allowed to foster any animals on the property.

I, _____ have read and understood the Rules and Regulations regarding Pets at a Hazelview Property and agree to abide by the said Rules and Regulations for the duration of my tenancy. I understand that any infraction of the aforementioned Rules could result in the revocation of the privilege to maintain a Pet and could also result in action being taken against my Tenancy.

Signature of Resident

Suite #

Date

Hazelview Witness

OFFICE USE ONLY

Neutered/Spayed Confirmation ☐
Vaccinations upon lease signing ☐
Flee Program Receipt ☐

Year Anniversary update on vaccinations/flee program ☐ 1st ☐ 2nd ☐ 3rd ☐ 4th ☐ 5th