

1. Statement of Policy

Housing Northwest Territories' (Housing NWT) Pet Policy will assist the Local Housing Organizations by providing direction for applicants with pets, while responsibly managing the Housing NWT rental housing portfolio.

2. Principles

Housing NWT will adhere to the following principles when implementing this policy:

- (1) Housing NWT will increase the well-being of individuals and communities by providing fair access to quality housing to support those most in need.
- (2) Housing NWT is fair, respectful, and compassionate.
- (3) Housing NWT is required as a landlord to protect all tenants' quiet enjoyment of their rental units.
- (4) Housing NWT is committed to fiscal sustainability in all aspects of its work.

3. Scope

This policy applies to all Housing NWT rental housing applicants and tenants.

4. Definitions

The following definitions apply in this policy:

Affordable Housing Programs includes Tenants renting units from Housing NWT under the Social Housing Program and the Homeownership Entry Level Program (HELP).

Local Housing Organization (LHO) includes a local housing authority established under the Housing NWT Act, a local housing association established under the Societies Act, or a housing division of a community or Indigenous Government acting as agent for Housing NWT.

Market Housing Units are rental units owned by Housing NWT that are rented to tenants at unsubsidized monthly rates.

Nuisance Animal includes a pet that causes damage to a Housing NWT unit, other properties, makes excessive noise or endangers other tenants.

Pet refers to a domestic or tamed animal or bird kept for companionship or pleasure and treated with care and affection.

Service Animal (or Assistance Animal) means a working animal trained to assist a person with a disability, including to avoid hazards or to otherwise compensate for the effects of that disability.

Tenant means a person who has been granted right of occupancy in Housing NWT owned properties, subject to the terms of the Tenancy Agreement and applicable Northwest Territories legislation.

Tenancy Agreement means an agreement between a landlord and a Tenant for the right to occupy rental premises, whether written, oral or implied, including renewals of such an agreement.

Unit means the rental premises listed in the Tenancy Agreement.

5. Authority and Accountability

(1) General

This Policy is issued under the direction of the Minister Responsible for Housing Northwest Territories (the Minister). The authority to make exceptions and approve revisions to the Policy rests with the Minister.

Authority and accountability are further defined as follows:

(a) President

The President of Housing NWT is accountable to the Minister and responsible for the administration of this policy.

(b) Local Housing Organizations

Local Housing Organizations are responsible for delivering housing programs and services in accordance with this and other Housing NWT policies and procedures.

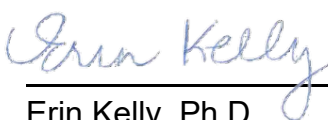
6. Provisions

Housing NWT will ensure that the LHOs adhere to the following provisions when implementing and enforcing this policy:

- (1) LHOs have the authority to determine if Pets are allowed in their Social Housing and HELP units and/or under what circumstances.
- (2) Pets are allowed in all Market Housing Units, however, notification to the LHO must be provided.
- (3) A maximum of three (3) Pets per household are allowed.
- (4) Designated Service Animals are not covered by the Pet Policy and are allowed in all units as they are deemed to be medical aids and not Pets.
- (5) Pet deposits are equal to 50% of monthly economic rent as per the *Residential Tenancies Act R.S.N.W.T. 1988, c. R-5, Section 14.1* and must be received upon approval or notification of the pet(s). Pet deposits shall not be charged for service animals, as per the *Residential Tenancies Act R.S.N.W.T 1988, C. R-5, Section 14.1(3)(b)*.
- (6) Upon approval from Housing NWT, LHOs may designate units as Pet-free under the following conditions:
 - (a) Pet ownership is widely prohibited in the private rental market in an urban environment with apartments, because of concerns about increased disturbances to other tenants, tenant damage and maintenance.
 - (b) Where Pets may pose a risk to the tenants' health and safety, such as in multi-family dwellings, Pets will not be allowed.
 - (c) Pets may also not be allowed in multi-family dwellings as tenants may suffer from environmental sensitivities and be at risk to further endanger their health with unnecessary exposure to irritants.
- (7) Tenants are responsible for any Pet-related damage to the unit.

7. Policy Adherence

This policy is to be administered in accordance with the procedures that have been specifically developed for this policy. This policy will override a procedure if there is a conflict between the policy and a procedure.



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