BC Pet Addendum

1. Parties, premises and limited purpose

Landlord(s), exactly as named in the tenancy agreement: Morgan Vale (fictional)

Tenant(s), all parties to that agreement: Jamie Rowan (fictional); Casey Rowan (fictional)

Rental unit, including unit number, municipality and postal code: Unit 2, 100 Example Lane, Victoria, BC V0V 0V0 — FICTIONAL, NOT A SERVICE ADDRESS

Existing tenancy agreement dated: 2026-02-01. Tenancy began: 2026-03-01.

The parties propose this written addition to their existing tenancy, not a new tenancy. Its only purpose is to add the permission below and the related arrangements. It does not change rent, the tenancy term, occupants, the security deposit or other agreed services. It does not release an existing claim or establish that any earlier conduct was a breach.

2. Specific permission added

Existing pet restriction being varied, identified by clause/page and its relevant wording: Fictional tenancy agreement, clause 12 — An ordinary pet may be kept only if the landlord agrees in writing. [Invented sample tenancy term, not copied from another product.].

From 2026-11-10, the landlord agrees that the tenant may keep the following newly authorized ordinary household pet(s) at the rental unit. Each row identifies one animal; the description is for identification, not a new breed or size restriction.

1. Cedar — cat — Adult orange-and-white domestic shorthair, identifying description only

The permission overrides the identified restriction only to the extent needed to allow these animals. It does not reduce permission already given for any other animal, or decide whether permission is legally required in another situation. This draft is not suitable where the original agreement is silent about pets, already allows the proposed animal without further consent, or the parties disagree about prior permission.

No trial period, discretionary cancellation right or automatic expiry is created. A replacement or additional ordinary pet not covered by an existing permission should be discussed and, where consent is required, agreed in writing before it is brought home. No extra deposit is created merely because another pet is permitted.

3. Care, common areas and communication

The tenant will provide appropriate care and supervision, promptly remove animal waste, and take reasonable steps to prevent pet-related damage and unreasonable disturbance or safety risks to others. In shared areas, the tenant will keep the pet under effective control and comply with applicable lawful municipal animal-control requirements. This paragraph does not give the tenant access to areas excluded by the existing tenancy.

The parties will communicate specific concerns promptly and factually, including what occurred, when and any reasonable corrective steps requested. They will discuss practical responses without treating a complaint alone as proof of breach. This addition grants no new right of landlord entry and no right to seize, abandon or dispose of an animal.

4. Pet damage deposit

First deposit: The parties agree to one pet damage deposit of CAD $600.00, payable on 2026-11-09. The monthly rent used to check the limit is CAD $2,100.00. The amount must not exceed half of that monthly rent. No earlier pet damage deposit has been accepted for this tenancy. This branch is only for permission given as the tenant acquires a pet during the tenancy, not a late demand for an animal already kept or previously permitted.

There is no monthly pet charge, administration fee, non-refundable pet fee, preset cleaning charge or automatic penalty under this addition. It contains no advance agreement to deductions. The deposit is not advance rent. Interest and deposit handling remain governed by applicable law; this document does not fix an interest rate.

5. Condition evidence and actual loss

Prior move-in inspection status: Prior move-in condition report and tenant copy verified from records. A further dated pet condition record may be agreed.

The parties will preserve the original condition report and any later dated photographs or notes. Where a new-pet condition inspection is required, the landlord must arrange the prescribed opportunities and report process; this addition is not that report. Even where a prior inspection exists, the parties may agree to a fresh condition record before the newly permitted pet arrives. Signing this addition does not confirm an inspection occurred, certify a condition, cure a missed inspection or waive either party's deposit rights.

Any responsibility for pet-caused damage must be assessed on actual evidence and applicable law. Ordinary wear is not automatically chargeable. No mandatory professional carpet cleaning, fumigation, replacement cost or other fixed sum is imposed simply because a pet lived in the unit. The deposit is neither an agreed measure of loss nor a guaranteed limit on a lawful claim.

6. End of tenancy and deposit return

The parties will use the lawful inspection and deposit-return process at the end of the tenancy. Ordinarily the landlord must return the deposit with required interest or apply to the RTB within 15 days after the later of the tenancy ending and receipt of the tenant's forwarding address in writing, subject to statutory exceptions. Keeping money requires lawful authority; this addition is not consent to retain money for future damage or another obligation. Any later proposed deduction must be dealt with separately under the law. Unresolved damage or deposit disputes should be taken to the appropriate advice or dispute-resolution service promptly.

7. Protected assistance and strata limits

This ordinary-pet addition does not determine the rights of a person who relies on a guide, service, retired assistance, therapy, emotional-support or other disability-related animal. Do not use its permission, deposit or replacement provisions to assess an accommodation request. The absence of BC certification does not, by itself, resolve human-rights protection. Obtain qualified advice through a separate accommodation process, without collecting diagnoses in this questionnaire.

Strata status for this review: Not a strata rental.

Landlord permission does not itself amend a strata bylaw or provide a required strata approval. Nor does a strata restriction remove duties under human-rights or guide/service-dog law. If the bylaw, an approval requirement, an exemption or anyone's authority is unclear, pause before relying on this addition and obtain tenancy/strata advice.

8. Continuing agreement and lawful process

The existing agreement and statutory standard terms continue except for the specific permission added here. Mandatory law prevails over inconsistent wording. This addition creates no automatic eviction, pet-removal order, forfeiture, waiver of remedies or unilateral power to revoke permission. Any later change requires the agreement and process required by law; any enforcement must use lawful procedures. It is not a notice to end tenancy, a settlement, or an agreement that a term is material.

9. Agreement and copies

All tenancy parties should review the same complete document, initial the addition and any handwritten edits, sign and date it, and keep a complete copy with the original agreement. No witness, notary, electronic-signature certificate or proof of legal service is supplied by this package.

Landlord name: Morgan Vale (fictional)
Signature: _____ Date: _____ Initials: _____

Tenant name: Jamie Rowan (fictional)
Signature: _____ Date: _____ Initials: _____

Tenant name: Casey Rowan (fictional)
Signature: _____ Date: _____ Initials: _____

10. Event record — complete only after the actual event

These blank records are not confirmations, receipts, legal-service records or deduction authorizations. Leave any event that has not happened blank.

Actual pet-deposit receipt, if any: CAD $_____ received on _____ by _____; method/reference _____. Recipient signature _____. No other payment is acknowledged.

Actual inspection/report, if any: inspection date _____; report identifier _____; copy delivered to _____ on _____ by _____. Keep the report separately.

Actual signed-addendum copy handover, if any: complete copy given to _____ on _____ by _____. Record keeper _____. This is not deemed or statutory service.

End of agreement

Completion instructions

Prospective permission for identified ordinary pets under an existing written restriction in one ordinary BC residential tenancy.

Not a new tenancy, retroactive permission, accommodation assessment, disputed pet/deposit history, eviction tool, manufactured-home-site agreement or unresolved strata/authority situation.

Compare the addition with the current tenancy, all prior pet permissions and any applicable strata requirements. Confirm every landlord and tenant party and the authority of any agent.

Review the exact animals, prospective dates and selected deposit arrangement. Do not use this ordinary-pet process to assess assistance or disability-related accommodation.

Do not backdate signatures or treat planned payment, inspection or copy dates as completed events. All parties should review, initial and sign the same complete addition and retain it with the existing tenancy.

A condition inspection/report, genuine receipt and any later deposit-deduction agreement are separate processes. Complete event lines only after the event; this document does not restore extinguished inspection/deposit rights.

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