

RENTER'S GUIDE TO PET-FRIENDLY APARTMENTS





INTRODUCTION



Under Ontario's Residential Tenancies Act (RTA), landlords cannot refuse tenants just because they own a pet. However, some exceptions exist, and not every “pet-friendly” listing means the same thing.

In this guide, we cover the legal details and how to apply for a pet-friendly apartment responsibly.



Section 14 of the Residential Tenancies Act

This section clearly states that any “no pets” clause in a lease is void. This means a landlord cannot evict or deny tenancy simply because you have a pet. However, there are a few specific exceptions.

A landlord may take action if a pet causes property damage, excessive noise, or health issues for other tenants due to severe allergies. Pets may also be restricted if the property is a condominium, as condo corporations can create bylaws limiting pet ownership within their buildings.



7 Things to Look for in a Pet-Friendly Apartment

Flooring and Surfaces

Choose apartments with scratch-resistant and easy-to-clean materials such as vinyl, laminate, or tile. Avoid units with carpets, as they retain odors and are harder to maintain with pets.

Outdoor Access

Look for properties close to parks, trails, or designated pet areas. Easy access to outdoor space makes daily walks and cleanup much simpler.

Pet Amenities

Many newer developments now include dog wash stations or outdoor pet zones. Some even have pet grooming studios.



Noise Control

Check soundproofing between units, especially if you own a dog. Thicker walls and sealed windows reduce the chance of noise complaints from neighbors.

Written Pet Policy

Always request a copy of the building's pet policy in writing. Confirm any restrictions on pet size, breed, or number of animals.

Pet Rent or Deposits

Ontario landlords cannot legally charge a pet deposit, but they can include monthly "pet rent" for additional cleaning or maintenance.

Maintenance and Cleaning Rules

Some landlords require professional cleaning or carpet shampooing when you move out. Make sure to get these details in writing to prevent disputes later.



How To Prepare A Complete Rental Application?

Always mention your pet in your application and provide supporting documents that show responsible ownership. Create a Pet Resume with:

- Your pet's name, breed, and age
- Proof of vaccinations and spay/neuter status
- References from past landlords or neighbors
- Details of training or obedience certificates

Ontario law protects most renters with pets, but transparency is important as it favours you in the long term.

All Barr Developments rental units in Amherstview and Kingston are pet-friendly. You can find the listings [here](#).