

## The Myths vs. the Facts About Pets in Rentals

**Myth:** If I allow one pet in a rental I have to allow pets in ALL of the rentals.

**Fact:** By using precautions and having a set procedure you can successfully weed out the irresponsible people without penalizing the responsible owners.

**Myth:** More than one animal per rental is too many.

**Facts:** Most animals are social animals and do best when living with a companion. Sometimes when an animal is alone, without companionship, they become bored which can lead to destructiveness.

**Myth:** It is preferable to rent to people with small dogs rather than big dogs.

**Fact:** Many larger dogs tend to be quite laid back. Older, larger dogs can be much less active and easier to housetrain.

**Myth:** Cats must be de-clawed to prevent destruction of the unit.

**Fact:** De-clawing a cat may lead to behavior problems. The procedure is painful and may lead to chronic pain and depression. Teaching a cat how to use a scratching post is the ideal solution rather than de-clawing.

*The Placer SPCA is a nonprofit 501(c)(3) organization, federal tax identification number 94-2607682, not affiliated with any other entity, and does not receive*

**Placer SPCA  
Companion Animal Care Center**  
150 Corporation Yard Road  
Roseville, CA 95678

### Hours of Operation

Tuesday: 11:00 am to 4:00 pm  
Wednesday: 2:00 pm to 7:00 pm  
Thursday: 2:00 pm to 7:00 pm  
Friday: 11:00 am to 4:00 pm  
Saturday: 11:00 am to 4:00 pm  
Sunday: 11:00 am to 4:00 pm



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**Placer SPCA in Auburn**  
1482 Grass Valley Hwy  
Auburn, CA 95603  
Ph 530.823.7722

### Hours of Operation

Monday - Sunday: 12:00 pm to 4:30 pm

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**Placer SPCA Thrift Store**  
931 Washington Blvd. #107  
Roseville, CA 95678  
Ph 916.782.2434

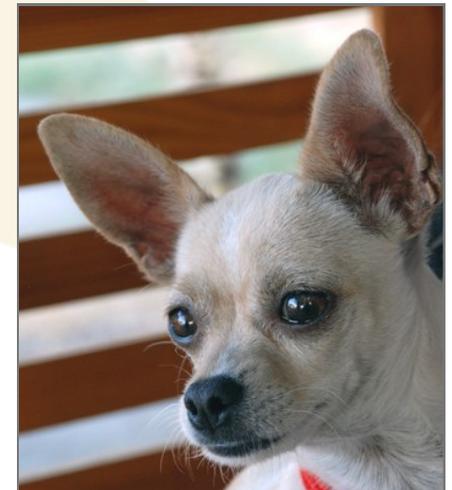
### Hours of Operation

Monday - Saturday: 10:00 am to 4:00 pm  
Sunday: 11:30 am to 3:00 pm



## Placer SPCA

### *A Landlord's Guide to Renting to Pet Owners*



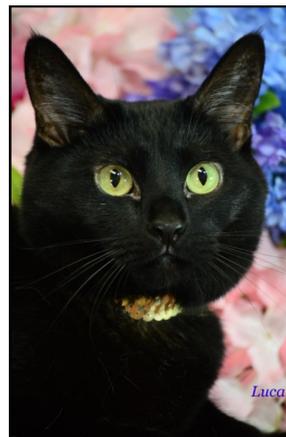
# A Landlord's Guide to Renting Property to Pet Owners

## Looking for Responsible Tenants

- Use the Placer SPCA to advertise your property.
- Prepare a list of guidelines for pet owners. When guidelines are set the tenants will know what to expect from the property owner.
- Design a check list for pet owners.
- Have your new tenant bring in their pets so you have the chance to meet them.
- Have the tenants received a CGC certificate or proof they enrolled or completed a training program?

## Being a Responsible Landlord for Your Tenants

- Screen potential tenants and check references.
- Require that pets be spayed or neutered.
- Charge a reasonable pet deposit.
- Set realistic limits.
- Have parameters specified.
- Ensure pets are clean and healthy.
- Have a procedure for written disciplinary action set in place.
- Establish emergency procedures.
- Have everything in writing. This will protect not only you but your tenants as well.



## Checklist for Landlords



### Questions to ask potential tenants:

- What type of pet do you have?
- How long have you owned your pet?
- Can you provide your vet's name and proof of vaccinations?
- Has your pet had obedience training?
- Is your pet spayed/neutered?
- May I contact your previous landlords?
- Do you have a plan for if you go on vacation?
- How often is your pet exercised?
- When you are gone during the day, where will your pet be kept?

## Did You Know?

- Having animal-friendly housing could increase the number of tenants in your properties.
- There are 86.4 million owned cats in the U.S. and 33% of U.S. households own a cat.
- There are approximately 78.2 million owned dogs in the U.S. and 39% of U.S. households own a dog.

*This information is from the Humane Society of the United States.*