

Are landlords allowed to say no pets?

Video Transcript

Crystal Horton:

Hello, I am Crystal Horton with business trends TV and today I get to interview Jason McGuire with real property management services about pets or no pets. So Jason, my question to you is yes to cats? Yes. to dogs? Yes to pets? What is your suggestion?

Jason McGuire:

Every owner asks us about pets and I like to tell people you'd be really surprised something like 70 percent of all tenants have pets and you know, it's a staggering number. If you want to get more rent for your property, look at pets. That's my straight answer. The law in Ontario, is very strange. You can screen people who say they don't have pets, but if they bring them in after you can't really do anything and also it's one of those more answer prevention sort of thing if you don't want a pet in your property.

Crystal Horton:

Wow. So what about, let's say you do rent your property to somebody and then they do bring in a pet, like what happens then? How do you tackle that?

Jason McGuire:

Yeah, so that's what I'm saying, unless you're in like a condominium that has specific rules preventing pets or there's like a severe allergy with one of your other tenants that there is no recourse for a landlord, you can't even apply for eviction and the tenants are still obviously responsible for any damage that is caused. Also, as long as you're comfortable chasing them through a small claims court or a collection process that exists there for any damages, just not specifically a pet damage. So you know, if they bring in a pet, they bring in a pet, if they lie about it and you didn't screen or know how to find out, tenants are lying about pets at all, you're going to be surprised and you're going to have to deal with it as it comes up.

Crystal Horton:

Yeah. Interesting that. Um, and, and almost everyone I know has a pet. That's interesting. I do have a question, you know, for landlords, local landlords that might need services or have questions, um, in regards to pet versus no pets. Um, how can we get in contact with you?

Jason McGuire:

Yeah. Start a conversation. Reach us on our website, rpm service.ca. Our facebook page. Drop us a line, one six. Let's have a conversation with any point.

Crystal Horton:

Thank you Jason, and thanks for joining us today. See you next time

***If you're a local landlord that might need services or have additional questions about hiring a property manager, or evaluation of potential tenants, or managing repairs and maintenance contact Real Property Management Service at
[416-642-1404](tel:416-642-1404)***