

Topic 7 Pets

Roles: Tenant - Wanda
Manager - Tahisa

Issue: A tenant comes down to the office of your Senior Citizen Development to report that they now have a dog. You begin to request the initial \$50 pet deposit, have them sign the pet addendum to the lease and acknowledge the Pet House Rules.

Tenant: Hi Tahisa I would like to inform the office that I am being given a dog and would like to get your permission to move him into my unit.

Manager: Thanks for letting us know Mrs. Kral. I have several things for you to complete and sign.

Tenant: OK No problem.

Manager: What is the breed of dog you have and how many pounds does it weigh?

Tenant: It is a German Shepherd and weighs approximately 54 pounds.

Manager: Your dog exceeds our maximum weight limitation of 30 pounds. Did you review our Pet Rules? They are part of your lease.

Tenant: Well it is an assistance animal.

Mattie

The Big Question: Another one of our topics that raise several questions.

1. Can the building still require that the assistance animal meet the maximum weight rule?
Yes/No
2. Can the manager ask for documentation to support the tenant's claim that the dog is needed for assistance? Yes/No

Solution: Because an Assistance Animal is not a pet, they do not have to meet the size criteria of a common household pet. The tenant must however verify that they have a disability and that their "need" for an assistance animal has a direct nexus or connection to their disability.

Please remember that assistance animals are allowed in both family and senior housing.

HUD Handbook Reference