

## THE MYTHS VS THE FACTS ABOUT PETS IN RENTALS

**Myth:** If I allow a pet to one renter, I have to allow pets to ALL of the renters.

**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 CCLAS MISSION

The underlying mission of CCLAS is to improve and protect the lives of Lakewood's pet companion population. By providing financial and volunteer resources, CCLAS aids in the adoption of abandoned animals including, but not limited to, cats and dogs, and aids in their well being during their stay at the Lakewood Animal Shelter. Through fundraising, adoption events, and the foster and spay/neuter programs, CCLAS interacts with the Lakewood community to promote education and advocacy regarding the Shelter and responsible pet ownership.

*CCLAS is organized and operated exclusively for charitable purposes. We are the recognized 501(c)3 non-profit organization support group for the Lakewood Animal Shelter.*



Citizens Committee for the  
Lakewood Animal Shelter  
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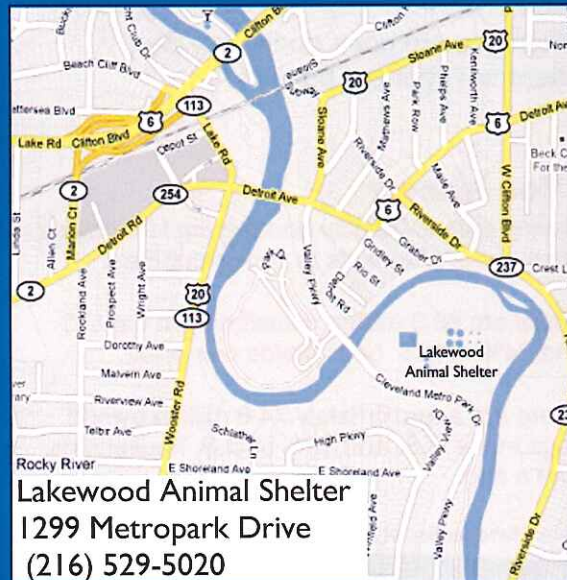


## Landlord's Guide to Renting to Pet Owners

Every year hundreds of stray cats and dogs are impounded at the Lakewood Animal Shelter. Low adoption rates and irresponsible pet ownership drives the impound number up higher and higher each year.

To help reduce the number of homeless animals, CCLAS helps the shelter with adoption promotion, spay and neutering, foster care, medical assistance and advocating responsible pet ownership in Lakewood and surrounding communities.

**But we can't do it alone, that's why we need your help more than ever to rent to responsible pet owners!**



Lakewood Animal Shelter  
1299 Metropark Drive  
(216) 529-5020



# Landlord's Guide to Renting to Pet Owners

## 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?
- Is your pet current on its vaccinations and (dog) license?
- Has your pet had obedience training?
- Is your pet spayed/neutered?
- May I contact your previous landlords?
- 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 88.3 million owned cats in the U.S. and 34% of U.S. households own a cat.
- There are approximately 74.8 million owned dogs in the U.S. and 39% of U.S. households own a dog.

Resource: Humane Society of the United States.

## WHY SHOULD I CARE IF A PET IS SPAYED OR NEUTERED?

A spayed or neutered animal makes a better, more behaved pet. Neutered males are less likely to roam, engage in fighting, spray urine to mark their territory, and embarrass you by inappropriate sexual mounting. Spayed females will not go into heat, which usually makes them urinate frequently and yowl to attract males.

## WHAT DO I DO IF A TENANT ABANDONS THEIR PET?

You should include in your tenant's lease a clause covering this issue and letting the animal owner know according to state law, animals are property just like anything else left behind and will be disposed of accordingly. The animals can then be signed over by the property owner to any private shelter and the pet deposit can be used to cover any cost the shelter may require. Local animal control is not required to accept these animals.

**For an appointment to surrender an animal:**  
Cleveland APL (216) 771-8825  
Northeast SPCA (216) 351-7387